

Ricon Homes LLC

Standard Specifications

Compare our *Standard* features before you buy!

PRICE Ricon Homes

FLOOR CONSTRUCTION

3/4" OSB or T & G Fir Plywood Sturdi-Floor Sanded, Glued, Fastened.
 Double 2 x 10 Perimeter Band SPF #2 with 1/2" CDX plywood between bands
 2 x 10 joists SPF #2 16" O.C. all homes.
 Double 2 x 10 joists on Gable end.
 2 x 10 solid joist bridging at center span and steel joists hangers where required.
 Mating Wall OSB or plywood openings held back w/joining strips supplied.
 Perimeter of 2nd floor system of two-story has R-19 insulation.

EXTERIOR CONSTRUCTION

2 x 6 SPF stud grade 16" o.c. with plywood compression strips on all exterior corners.
 1/2" OSB or CDX plywood sheathing, glued and fastened
 8' 0" ceiling height - including 2nd floor of colonials.
 4/4 Certain Teed "Mainstreet" or "Monogram" vinyl siding.
 Low Maintenance Vinyl soffit and aluminum fascia.
 Vinyl shutters on front elevation, installed
 6" wide white traditional corner post
 Window and door headers (2) 2 x 10's - insulated
 R-19 kraft faced 6" fiberglass batt insulation
 Vertical & horizontal plywood bands for completion of ext. sheathing between modules supplied
 Air infiltration barrier installed on all exterior insulated walls

INTERIOR CONSTRUCTION

2 X 4 Studs SPF stud grade 16" o.c.
 Double top plate, single bottom plate. Top plates on outside are interlocking.
 2 x 3 mating wall studs SPF 16" o.c.
 Mate wall is sheathed with 1/2" OSB or CDX plywood on all modules.
 All interior half walls finished with 5/4" pine cap.
 All archways on mating wall are pine cased. (shipped loose)
 Drywall held back on walls and ceiling between modules. GWB shipped loose for field insulation
 2 x 6 plumbing walls
 Factory installed 38oz. carpet with 1/2" pad and Armstrong vinyl floor or optional site installed hardwood, tile and carpet

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ROOF CONSTRUCTION

5/12 Pitch with hinged rafters 24" o.c. with 2 x 10 bottom chord (ceiling joist)
5/8" CDX plywood sheathing.

Owens-Corning or equal self-sealing shingles (30 Year) Architectural
over 15# felt paper

Ice and water shield installed under shingles on all eave overhangs

Full length Ridge-Vent system. Aluminum drip edge.

R-38 ceiling insulation with vapor barrier, baffled for venting. (where required)

16" front and rear overhangs. (will vary due to pitch and width of unit)

10" gable end overhangs framed into trusses. Gable end inserts are structurally
framed.

* Ceiling system on 1st floor of 2-story models is 2 x 6 SPF #2 16" o.k..
with 2 x 6 perimeter sill plate and R-19 insulation

* Cape Cod roof systems incorporate @ x 10 ceiling joists 16" o.c. with T & G
plywood floor deck for 2nd floor, stubbed for utliities and includes close off
package for top of stairs.

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WINDOWS

Andersen , MW V-wood or Superseal or Low 'E' glass w/Argon vinyl clad wood
tilt wash with interior factory finish.

Windows include grilles and screens.

Extended window sills.

CN235 casement over kitchen sink on outside wall.

3056 Lower level front cottage style windows on select two-story models

3046 living area windows. 2432 bathroom windows.

Window architraves on select colonial models. (first floor only)

Felt flashing under lower window corners.

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DOORS & TRIM

Exterior

Thermatru 1 3/4" steel insulated doors with adjustable oak threshold.

Choice of vinyl sliding glass doors with LOW 'E' glass, and screen

Door bell chime at front and rear doors.

Front door entry pediment with pilasters. (as indicated per plan)

6' vinyl clad sliding glass door per plan with tempered double glass

Interior

6 panel Masonite or upgraded stained and polyurethaned
pine doors with triple brass or brushed nickel hinges and colonial trim.

Base trim is 3 1/2" colonial or clamshell primed white or stained

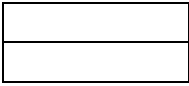
All closets finished with casing and base molding.

Prefinished ventilated vinyl coated metal shelving.

Stairs are rug grade, single piece per flight. (Optional Pine and Oak available)

Optional solid oak railing with newel posts and spindles.

Doors on mating walls have split adjustable jambs for ease of installation.
Polished brass or brushed Nickel hardware by Yale



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INTERIOR FINISH

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Walls & Ceilings

1/2" gypsum drywall on walls and 5/8 " Gypsum drywall on ceilings glued, and fastened. (Foam sealed where possible.)
 Spackled with (4) coats, sanded smooth, latex prime painted and back rolled.
 Marriage wall clear spans with engineered lumber - no dropped beams. (As indicated per plan).

ELECTRICAL

200 amp service panel with circuit breakers.
 Decora white silent rocker switches.
 GFI receptacles provided in kitchen, bath and utility areas.
 Exterior GFI provided at all exterior doors.
 Light bulbs for fixture package included.
 220V outlet for range.
 Smoke detectors hard wired with battery back-up per code, basement smoke detector, shipped loose.
 Switched outlet in each in each bedroom and livingroom.
 CO2 Detectors
 Standard or upgraded decorative light fixtures

PLUMBING

1/2" PEX water supply lines with shut-off valves; 3/4" feeds to 2nd floor of two-story models
 Schedule 40 P.V.C. drain, waste and vent.
 Single lever faucets in kitchen and baths.
 Anti-scald devices on all tub/showers.
 NOTE: Plumbing stubbed to 2nd floor on Cape Cod models.
 Waste & Supply lines are completed in 2nd floor with minimal field work between modules. Accesses preframed & marked.

HEATING

Hot water baseboard by Slantfin - completed looping on second floor of two-story
 Optional Forced Hot air/cool system, Hydro system or Geo Thermal system available

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KITCHEN

Raised Panel Oak Merrilat cabinets or upgraded cherry or maple with lazy susan base, corner upper, shelf base cabinets.
 Recessed light over sink.
 Laminate Wilsonart top with integral 4" integral back splash.
 Lighted range hood. (choice of color) vented outside if possible
 Delta double bowl stainless steel sink with Delta single lever faucet with swivel spray.

BATHROOMS

Lasco fiberglass tubs with Delta single action faucet.
 1 1/2" gal. low flush elongated commode.
 Raised panel oak cabinets or upgraded cherry or maple.
 One piece cultured marble counter top
 Delta single lever faucet on lavs & tub/shower
 All bathrooms are equipped with plate mirror and beauty bar with recessed chrome medicine cabinet; or oak framed recessed medicine cabinet with built-in lighting
 Towel bars, paper holder and shower rod.
 Ceiling light and exhaust fan combination included.
 Pex one piece water lines

OTHER AVAILABLE OPTIONS

Optional Energy Star Package
 Optional Green Builder Package

DELIVERY FEES	INCLUDED
FLAG VEHICLES	INCLUDED
TOLLS	INCLUDED
USE TAX	INCLUDED
WARRANTY - 10 YEAR	INCLUDED
SET & WEATHER TIGHT	INCLUDED
CRANE	INCLUDED
TOTAL	

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Competition

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Competition

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