



LUXURY SERIES SPECIFICATION SHEETS

EFFECTIVE April 9, 2026

ARCHITECTURE/DRAFTING

Romanelli & Hughes, Included on our lot

PERMITS

Building: Per community, Included on our lot

EXTERIOR SELECTIONS

Front Elevation: Per signed plan and/or community specifications

Water Table: Per plan, front only

Stone plinth sides & rear

Trim: Painted; 2 field coats, 1 color

Siding (per plan): James Hardee (fiber cement)

Porch Ceilings: Painted bead board

Overhangs: 12"; LP Smartside material (Smart Trim)

Facia/Trim/Frieze (front only): 1" x 8" (or per plan)

LP Smartside material (Smart Trim)

Gutters: 5" continuous aluminum; various manufacturer's colors (see community specs for available colors)

Roof-Asphalt: Certainteed, Landmark Series AR, dimensional, limited lifetime warranty, (Various manufacturer's colors per community specifications)

Roof-Metal: Standing seam metal, various manufacturer's colors (per plan/contract)

Shutters (per plan): Built on-site, style per plan

WINDOWS

MIWD 4300 Series, single hung, vinyl, grid pattern & locations per plan

White or beige (see community specs for available colors)

Or per Community Specifications List

(Silverline, casement upgrade per plan/community.)

EXTERIOR DOORS

Front Door: Thermatru, Smoothstar, paint grade, 3'0 x 8'0, various style options (glass optional upgrade)

Fire Door (Garage-to-Interior): Thermatru, fire rated, fiberglass, various style options

Rear Patio: Slider (per plan)

GARAGE DOORS

Overhead Doors;	Haas, 600 Series, steel insulated, steel back, sizes per plan, various style options Various manufacturer's colors available per community
Openers:	Liftmaster 2100L, ½ HPs Chain Drive +DC Motor drive with Wi-Fi (myQ connectivity) One remote per parking space, one keypad per structure

CONCRETE

Basement Floor:	Concrete
Garage/Apron:	Concrete
Garage Steps to House:	Concrete
Front &/or Rear Porches:	Concrete
Service Walks:	Concrete
Public Walks:	Concrete (per Community Specifications)
Driveway:	Concrete (or per Community Specifications)
Patio:	Concrete 12'x16' (ILO covered veranda)

FOUNDATION

Footers:	8x16 with plastic Form-A-Drain
Walls:	9' Poured Walls, 8" width OR slab walls, per plan
Windows:	2 glass block windows with vent (vent unfinished side only)
Waterproofing:	Tuff-N-Dri or Eco-Seal Waterproofing; 30 year limited warranty (according to model energy code)

FRAMING

Floor Joist:	Engineered floor system per design
Floor Spacing:	16" on center, or per plan
Exterior Wall Size:	1 st Floor (per plan): 10' ceilings will use 2x6 studs, 16" on center 2 nd Floor (per plan): 9' ceilings will use 2x4 studs, 16" on center
Basement Walkout:	2x6 Studs (per plan), 16" on center (per plan)
Flooring Material:	OSB, tongue & groove, AdvanTech
Roof Sheathing:	7/16" OSB
Exterior Wall Sheathing:	Zip System
Garage & Gable Sheathing:	Zip System
Owners' bath shower floor:	Zero-entry/barrier-free shower entry (no threshold).

FIREPLACE UNIT

56" linear; gas, black interior, topaz glass embers (per plan) or
42" Traditional; gas, oak log set, blower, remote (per plan)

ENERGY CODE & INSULATION

Home will typically meet or exceed the annual energy cost requirements of the 2019 Residential Code of OH and the 2018 International Building Code

Includes:

Duct sealing to reduce leakage post construction

Blower door Inspection

Insulation: 1st & 2nd floor walls: R-19 (2x6 walls); R-13 (2x4 walls); fiberglass batt; exterior walls

Insulation: Ceilings: R-38

Basement: R-5 exterior foundation ins.; on slab R-10 insulation

Exterior: AIP package

Stone & stucco: Green Zip System with Tyvek wrap

Fiber cement siding: Green Zip System

Flashing: All windows & doors taped & flashed; Stone water table taped & flashed

PLUMBING

Water Heater: AO Smith, 50 Gallon, 40,000 BTU, gas, side vented, Quick Recovery

Energy Source: Gas

Gas Lines: 1-Kitchen range/cooktop

Outside Spigots: 2-Cold hose bibbs

Sump Pump: 1 pump per code with oversized pit. Zoeller M53 1/3 horsepower.

Rough-ins: $\frac{3}{4}$ bath in basement

Water Lines: Pex Water lines & Fittings; 1-Ice maker rough-in in kitchen

ELECTRICAL

Service Size:	200 Amp, or sized appropriate to need; wired according to the National Electric Code
Recessed Can Lights:	Quantity of 17, 6" with LED bulbs and white trim Optional finished lower level (per plan/contract) receive 1 can light per 100 finished square feet Recessed can lights are supplied by the electrician and not deducted from lighting allowance Recessed cans lights are dimmable. Dimmers not included.
Smoke/Carbon Detectors:	Quantity per plan & code
Exterior Outlets:	Water protected GFI; Qty. per community
Low Voltage Wiring:	Allowance per house type (see Community Specification list)
Post Lamp:	Per community
Kitchen Pendants:	Prewire 2 pendant fixtures over kitchen island
Pantry Appliance Counter:	One outlet at appliance counter (if plan allows for counter)
Ceiling Fans:	Prewire fans in great room, owner's bedroom & veranda (per plan)
Ceiling Lights:	Prewire ceiling lights in all bedrooms and walk-in closets
Switches:	Decora rocker switches included (standard colors)

HVAC

Furnace:	Bryant/Carrier, fuel-fired air distribution, natural gas, Media Air Filter, 96% AFUE
Thermostat:	Digital programmable base level
Central Air:	Bryant/Carrier, Electric, air conditioner; up to 14 Seer
Bath Fans:	All baths; 50 CFM.
Cleaning:	Whole house duct system professionally cleaned by Stanley Steemer or like company

DRYWALL

Walls:	Smooth
Ceilings:	Whole House; tree bark or knockdown texture, no paint
Ceilings:	Inside beams, coffers, upper trays (per plan): smooth, painted
Corners:	90 Degree
Garage:	Drywalled walls & textured ceiling; 1 coat neutral paint on walls (not white)

INTERIOR TRIM MATERIALS

Baseboards:	7 ¼" Ultralite, paint grade for first floor. 5 ½", Ultralite, paint grade for second floor and lower level
Casing:	3 ½", Ultralite, paint grade
Backband:	First floor doors and windows; backband with sill
Crown:	5 ½", Ultralite, paint grade
Door Styles:	6 Options, solid core, paint grade
Door Hardware:	Lever style with round backplate; chrome, satin nickel, matte black

INTERIOR TRIM DETAILS

Whole House:	Baseboards & window & door casing
Foyer:	Crown moulding (single story only)
Front Door and Great Room Window:	Heavy trim
Den/Office/Library (per plan):	8'0" h glass doors; paint grade (stain grade optional upgrade)
Great Room:	Crown moulding (single story only) Heavy trim on windows Openings into foyer & kitchen: casing; arched openings (optional per contract) drywall only
Fireplace Surround:	Mantel and legs (if plan allows); stain or paint grade
Built-ins (per contract):	One, 8'w x 10'h built-in to include 16" deep base cabinets with doors & 12" deep upper shelves or floating shelves; stain or paint grade (den OR great room)
Powder Bath:	Casing & crown; paint grade
Mudroom:	Up to 6' long built-in bench with open bottom, paneled back with cubbies on top; stain or paint grade (as plan allows)
Kitchen/Dining:	Island: paneling on back; paint or stain grade Cooktop hood: wood hood built on-site; stain or paint grade Crown moulding
Owner's Bedroom:	Crown (upper and lower portion with tray ceiling as plan allows)
Laundry:	Shelf with hanging rod above sink

INTERIOR TRIM-CLOSETS

Pantry:	8' or 9' ceilings (per plan): 5 Shelves 10' or 11' ceilings (per plan): 6 Shelves Open shelves for 30" wide appliance counter (when plan allows)
Linen:	5 shelves
Owner's:	2 racks of shelves; 2/3 Short hang; 1/3 long hang; upgraded chrome rods Full length mirror
Secondary Bedrooms Walk-ins:	1 rack of shelves; 2/3 Short hang; 1/3 long hang
Secondary Bedrooms Bypass:	1 shelf & rod
All Other Standard Closets:	1 shelf & rod

INTERIOR TRIM-STAIRS

Newel:	Box style, post-to-post, poplar; stain grade
Handrail:	2 5/8"; poplar, stain grade
Baluster:	Wrought iron, various styles, black
Stairs:	See Community Spec List

INTERIOR FEATURES

CABINETS

Refer to Community Specification List

PAINT/STAIN

Walls:	2 Colors, LRV (Light Reflective Value) light Base, flat finish
Ceilings:	Textured: no paint Smooth (per contract/plan): 1 color, Sherwin Williams, LRV light base, flat finish
Painted Trim:	1 color, white/off-white, semi-gloss
Stained Trim:	1 color
Closets:	Sprayed trim color
Additional Costs:	Additional colors, dark base colors, washable finish, two-toning

FLOORING

Hardwood:	Engineered, various species & stains; flush wood vents stained to coordinate Planks installed perpendicular to floor joists.
Hardwood Locations:	Foyer, first floor hallway, kitchen, informal dining, pantry, great room, mudroom, powder, den/study/library (per plan)
Tile:	R&H standards; straight lay or running bond; drop-in metal vents
Tile Locations:	Laundry, all full bathrooms
Carpet:	R&H Standard & Level 1, 1 color & 1 style throughout; 7/16", 6 Lb. rebond pad; drop-in metal vents
Carpet Locations:	Formal dining, formal living, all bedrooms, all bedroom closets, stairs up & down, landings, second floor hallway, bonus/additional rooms, finished lower level (per plans & contract)

GRANITE OR QUARTZ

Fireplace Surround:	Standard granite or ledger stone around firebox only, up to mantel, no hearth
Laundry Countertop:	Remnant selection, 4" high backsplash; pencil or bevel edge; Not to exceed 70"
Kitchen Countertop:	Standard granite or quartz, 3cm slab, pencil or bevel edge
Pantry Appliance Counter:	Remnant selection, 4" high backsplash; pencil or bevel edge; Not to exceed 30" (If plan allows) (Open cabinet with one shelf by trim carpenter below.)
Owner's Bath Countertop:	Standard level granite or quartz, 3cm slab, 4" backsplash, pencil or bevel edge
Owner's Bath Shower Parts:	Bench seat, niche sill: Standard level granite or quartz, 3cm slab
All Other Baths:	Remnant selection, 4" high backsplash; pencil or bevel edge
All Other Baths Shower Parts:	2 corner shelves; standard granite or quartz, 3cm slab
Optional Auxiliary Desk (per plan/contract):	Remnant selection, 4" high backsplash; pencil or bevel edge

PLUMBING

Kitchen Faucet:	Moen: Arbor, Sleek, Belfield, Genta LX; chrome or Spot Resist Stainless
Kitchen Disposal:	Badger V ISE ½ horsepower
Kitchen Sink:	Undermount: Single or double bowl, composite or stainless steel Apron front: Single bowl, stainless steel or cast iron
Laundry Faucet:	Moen: Integra, chrome or Arbor laundry faucet, chrome
Laundry Sink:	Mustee, #10, white, drop-in
Powder Bath Faucet:	Moen: Dartmoor, Glyde, Iver, Gibson, Jase; chrome, 4" centerset or single lever
Powder Bath Sink:	Undermount, ceramic, white, rectangle or oval
Powder Bath Toilet:	American Standard, Cadet PRO, elongated, white, 2 Piece, Right Height, chrome tank lever, slow close seat
Owner's Bath Faucets:	Moen: Dartmoor, Glyde, Iver, Gibson, Jase; chrome, 4" centerset or single lever
Owner's Bath Sinks:	Undermount, ceramic, white, rectangle or oval
Owner's Bath Shower:	Moen, Posi-temp: Dartmoor, Glyde, Iver, Gibson, Jase; chrome. One - 8" wall mounted shower head, chrome plus hand-held shower head on slide bar, chrome
Optional Owner's Bath Freestanding Tub (per plan/contract): Oval and rectangular options, white	
Optional Owner's Bath Freestanding Tub Filler (per plan/contract): Delta, T4759-FL, floor mount filler with hand shower; chrome	
Owner's Bath Toilet:	American Standard, Cadet PRO, elongated, white, 2 Piece, Right Height, chrome tank lever, slow close seat
Secondary Baths Faucets:	Moen: Dartmoor, Glyde, Iver, Gibson, Jase; chrome, 4" centerset or single lever
Secondary Baths Sink:	Undermount, ceramic, white, rectangle or oval
Secondary Baths Showers:	Moen, Posi-temp: Dartmoor, Glyde, Iver, Gibson, Jase; chrome
Secondary Baths Shower Trays: Fiberglass, white, size per plan	
Secondary Baths Tubs:	Sterling, Ensemble, alcove, white, 60 x 32 x 20
Secondary Baths Toilet:	American Standard, Cadet PRO, Elongated, white, 2 piece, standard height, chrome tank lever, slow close seat

All bath fixtures, including shower enclosures and bath accessories will be standard in chrome finish only.

TILE

Fireplace Surround:	Standard granite or ledger stone around firebox only, up to mantel, no hearth
Kitchen Backsplash:	R&H standards; straight lay or running bond; up to bottom of wall cabinets/cooktop hood
Bathroom Tub/Shower Walls:	R&H standards; straight lay or running bond: Tile to 8' from finished floor in secondary baths. Standard to ceiling in owners' bath shower and lower level shower (per plan).
Owner's Bath Niche:	Single wide recessed niche (approximately 16" high and 36" wide) with quartz or granite sill. Location may vary. May not be available in all home plans/designs.
Owner's Bath Shower Tray:	Poured pan with R&H standard mosaic tile, zero-entry/barrier-free shower entry (no threshold).

SHOWER DOORS

Owner's Bath:	Semi-Frameless with swing door, 3/8" thick, clear glass, 78" high, chrome finish
Secondary Baths w Shower:	Kohler "Levity" sliding shower door with blade handle, 1/4" thick, clear glass, 70 1/4" high, chrome finish

MIRRORS

Owner's Bath:	Heavy trim, plate glass, painted interior trim or cabinet color
All Other Baths:	Framed mirror

BATH ACCESSORIES

Powder Bath:	1-toilet paper holder, 1-towel ring; chrome; installed in drywall
Owner's Bath:	1-toilet paper holder, 2-towel rings, 1 - 24" towel bar; chrome; installed in drywall
Secondary Baths:	1-toilet paper holder, 1-towel ring per sink, 1 - 24" towel bar; chrome; installed in drywall

ALLOWANCES

DESIGN GALLERY COORDINATION See Design Gallery Policies; Additional hours \$150/hr.

APPLIANCES Bosch Package, Stainless Steel, Includes (see separate sheet):
36" gas updraft cooktop with black grates & black knobs
Self-cleaning double ovens
24" dishwasher with concealed control panel
French door refrigerator with water/ice dispenser
24" built-in microwave with turntable & 27" trim kit
Best HBN1 hood liner for custom wood hood

LIGHTING FIXTURES Allowance per Community Specifications

Exterior & interior fixtures, bulbs and door chime all to be deducted from allowance

Smokes & carbons per code & paid for by R&H

LANDSCAPING Allowance per Community Specifications; Ciminello's Landscape Design

SOD Per Community Specs

SECURITY Digital Home Designs allowance – See Community Spec List

MAILBOX Per Community

CONTRACT CONDITIONS

- _____ (Initial) *Signed Specification Sheets, Contract Addendums & Builder Contracts supersede the plan.
- _____ (Initial) *ONLY R&H approved suppliers will be used. R&H does not authorize supplying your own materials or fixtures.
- _____ (Initial) *Direct payment of materials or overages to suppliers or vendors is not allowable. All payments must be arranged through Romanelli & Hughes.
- _____ (Initial) *Romanelli & Hughes reserves the right to substitute materials and suppliers to those of equal or greater value without notice.
- _____ (Initial) *If all interior selections are not approved prior to the start of drywall, construction will be suspended until they are finalized. Once finalized, construction will resume when the building schedule allows.

HOMEOWNER: _____ DATE: _____

HOMEOWNER: _____ DATE: _____