



LUXURY SERIES SPECIFICATION SHEETS

EFFECTIVE March 6, 2024

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

Porch Ceilings: Painted bead board

Overhangs: 12"; LP Smartside material (in Cement Fiber Board)

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

LP Smartside material (in cement fiber board)

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

Silverline 2900 Series, single hung, vinyl, grid pattern & locations per plan

White or beige (see community specs for available colors)

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 8160w, Quiet DC chain drive with Wi-Fi 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
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
Waterproofing:	Tuff-N-Dri Waterproofing; Tremco 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
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

42" gas direct vent, black exterior, black interior, standard log set (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

Cement fiber board 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: ¾ 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
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, 95.5% AFUE
Thermostat:	Digital programmable base level
Central Air:	Bryant/Carrier, Electric, air conditioner; up to 14 Seer
Bath Fans:	All baths; 80 CFM. Unfinished basement; Ultra Fan 110 CFM
Cleaning:	Whole house duct system professionally cleaned by Stanley Steemer or like company

DRYWALL

Walls:	Smooth
Ceilings:	Whole House; treebark 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 1/4" Ultralite, paint grade for first floor. 5 1/2" or 5 1/4", Ultralite, paint grade for second floor and lower level
Casing:	3 1/2" or 3 1/4", Ultralite, paint grade
Backband:	Per plan/contract/community
Crown:	5 1/2", Ultralite, paint grade
Door Styles:	6 Options, solid core Masonite, paint grade
Door Hardware:	Lever style with round backplate; chrome, satin nickel, oil rubbed bronze, black

INTERIOR TRIM DETAILS

Whole House:	Baseboards & window & door casing
Foyer:	Crown moulding (single story only)
Front Door:	Heavy trim
Den/Office/Library (per plan):	Heavy trim (foyer facing side); paint grade Baseboards, casing, crown; stain grade 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:	Double mantel; stain or paint grade
Built-ins (per contract):	One, 8'w x 8'h built-in to include 16" deep base cabinets with doors & 12" deep upper shelves or floating shelves; stain or paint grade
Powder Bath:	Casing & crown; paint grade
Mudroom:	4' long built-in bench with open bottom, paneled back with crown on top; stain or paint grade
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 (lower portion only of cathedral/vault/tray per plan)

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; white rods
Secondary Bedrooms Walk-ins:	1 rack of shelves; 2/3 Short hang; 1/3 long hang; white rods
Secondary Bedrooms Bypass:	1 shelf & rod; white rod
All Other Standard Closets:	1 shelf & rod; white 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

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, sun/hearth

Tile: R&H standards; straight lay or running bond; drop-in metal vents

Tile Locations: Foyer, first floor hallway, kitchen, informal dining, pantry, great room, mudroom, powder, sun/hearth, laundry, all bathrooms

Carpet: R&H Standard & Level 1, 1 color & 1 style throughout; 7/16", 6 Lb rebond pad; drop-in metal vents

Carpet Locations: Den, 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; 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 stainless
Laundry Sink:	Mustee, #10, white
Powder Bath Faucet:	Moen: Dartmoor, Glyde, Eva, Brantford; 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
Owner's Bath Faucets:	Moen: Dartmoor, Glyde, Eva, Brantford; 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, Eva, Brantford; chrome Two - 8" wall mounted shower heads; chrome
Optional Owner's Bath Freestanding Tub (per plan/contract):	Jacuzzi, Celeste 6732, white OR American Standard, Sedona Loft, white
Optional Owner's Bath Freestanding Tub Filler (per plan/contract):	Delta, Trinsic, freestanding filler with hand shower; chrome
Owner's Bath Toilet:	American Standard, Cadet PRO, elongated, white, 2 Piece, Right Height, chrome tank lever
Secondary Baths Faucets:	Moen: Dartmoor, Glyde, Eva, Brantford; chrome, 4" centerset or single lever
Secondary Baths Sink:	Undermount, ceramic, white, rectangle or oval
Secondary Baths Showers:	Moen, Posi-temp: Dartmoor, Glyde, Eva, Brantford; 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

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 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 hands, 1/4" thick, clear glass, 70 1/4" high, chrome

MIRRORS

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

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
Faber Inca HC 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: _____

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