



Ramsay's Run

A Premier Active Adult Community

Construction Specs

- Concrete slab typical (as per plan) including wall safe room with cap
- Concrete slab typical – 24' x 24' garage
- 2x4 exterior walls – framed as per plan with 7/16" sheathing and house wrap
- 9ft ceiling height
- Wood roof truss system with ½ inch roof deck, felt paper, & 25-year architectural shingle
- Aluminum soffit system with 4" gutters and downspouts
- Exterior finishes in stone, brick, or other approved siding materials
- Blown-in insulated walls and ceiling including garage – R38 in ceiling above living space/ R19 in walls
- Electrical
 - Typical 200-amp service including phone and cable lines
 - All canned lighting and exhaust fans per plan
- Plumbing
 - PVC rough-in
 - PEX water system
 - 50-gallon water heater
- HVAC
 - Electric and gas units as per engineering spec
- Drywall – Taped, mudded, primed, and painted to resident selection
- Interior Trim Package – paint grade/ 6-panel Masonite doors, wood casing and base
- Anderson wood window units as per plan
- Steel exterior doors as per plan
- Door hardware, bathroom hardware and door stops – brushed nickel finish
- Wire closet shelving – white
- 18' x 7' insulated overhead door unit with opener
- See website for available upgrade options

Cabinets & Countertops: Allowance \$17,500

- Standard cabinets include maple raised-panel construction
- Square top door style
- Plywood construction
- Dove-tail drawer construction
- Full extension drawer glides with ball bearings
- Decorative drawer fronts
- Crown molding on cabinets
- Soft-close drawers
- Countertops are high-grade laminate
- Over-mount AquaSource, 20ga, 8" deep, stainless steel double-bowl sink
- See website for available upgrade options

- Continued -

Flooring: Allowance \$9,000

- Living room – Hard surface including hardwood or tile
- Kitchen – Hard surface including hardwood or tile
- Entry Way – Hard surface including hardwood or tile
- Master Bedroom – Carpet
- Guest Bedrooms – Carpet
- Master Bathroom – Tile
- Guest Bathroom – Tile
- Sunroom – Optional
- Laundry Room – Tile
- See website for available upgrade options

Appliances & Fixtures: Allowance \$13,500

- Refrigerator – Counter depth
- Stove/ Range – Slide-in
- Microwave – Mount above range
- Dishwasher – Built-in
- Garbage Disposal – Evolution Space Saver
- Materials – Stainless steel, black, or white
- Faucets – Stainless steel/ brushed nickel, oil-rubbed bronze, or chrome
- See website for available upgrade options

Lighting: Allowance \$1,500

- Canned lighting and exhaust fans provided as standard per plan
- Additional light fixtures will be owner selections up to the allowance amount

Landscaping/ Other: Allowance \$8,000

- Installation of lawn (seeded or sodded as required)
- Shrubbery and trees
- Rock in landscaped areas