

RF RUTH'S FARM

SOVEREIGN INTERIORS

- Exquisite trim package which includes:
 - One piece 7" crown moulding in the kitchen-keeping rm, breakfast rm., (per plan), family rm., foyer, study, dining rm., 1st floor hall, 2nd floor hall, 1st floor bedroom powder rm/1st floor bath, Owner's suite to have 7" crown & 5" crown in tray
 - 7 1/4" base moulding on 1st floor
 - 5 1/4" base moulding on 2nd floor
 - Picture frame panel moulding & two-piece chair rail in dining room
 - Howe casing on 1st floor and 2nd floor
- Soaring two-story foyers (per plan)
- 10' 1st floor ceilings and second floor is per plan
- 8' 1st floor interior doors
- 3 1/4" Site-finished oak hardwood flooring in kitchen-breakfast rm., keeping rm. (per plan), dining rm., study/living rm, family rm., foyer & powder room/1st floor bath (per plan)
- Level two plush wall-to-wall carpeting
- Level 1 granite vanity tops in powder rm. /1st floor bath w/ 8 inch spread Moen faucet
- Level one tile in laundry rm.
- Wood cased openings (per plan)
- Stained open oak treads with oak hand rail & iron balusters on main staircase
- Choice of four interior smooth-panel door styles- 8' interior doors 1st floor
- 42" fireplace with gas starter and granite surround with custom mantel & built-ins on both sides of the fireplace
- Smart tube with electrical outlet above fireplace in family room and keeping room (per plan)
- Security system pre-wire
- Rough-in electric and bracing for future fans at all bedrooms, study/office and family room
- (6) "Cat-5" phone locations and up to (6) "RG-6" cable locations
- Generous lighting selection contribution
- Two-tone trim & wall paints in your choice of designer selections
- Callan[®] satin nickel door hardware
- Owner's suite with cozy sitting area (per plan) and dramatic tray ceilings
- Mudroom built-ins (per plan)
- Laundry sink in cabinet w/level 1 granite top

GOURMET KITCHENS

- Raised-panel painted or stained cabinets with crown moulding
- Level 3 granite countertops
- KitchenAid stainless steel appliances featuring 36" vented hood to outside, 36" 5 burner gas cook top, built-in dishwasher, and 30" double oven with separate (Sharp) microwave drawer.
- Ice-maker hookup for refrigerator
- 50/50 stainless steel double-bowl undermount sink with Moen[®] faucet
- Ceramic tile backsplash including subway tile
- Convenient breakfast bar or island (per plan)
- Oversized walk-in pantry (per plan)
- Recessed can lighting (per plan)
- Cabinet soft close drawers & doors

LUXURIOUS SPA BATHS

- Soaring 11' ceilings
- Dual raised vanities in owner's suite (per plan)
- Raised panel stained cabinets in owner's suite with level 3 granite vanity tops with 8 inch spread Moen faucets
- Garden tub in owner's suite
- Semi-frameless shower doors in owner's suite
- 12 X 24 ceramic tile floors in owner's suite
- 12 x 12 tile shower surrounds in owner's suite & secondary baths
- Moen[®] chrome plumbing fixtures in all baths
- Upgraded Sterling[®] elongated water closets
- Level 1 granite vanity tops in secondary baths

ENERGY-ENGINEERED FEATURES

- 14 S.E.E.R. dual heating/cooling system
- Programmable thermostat for each heating/cooling system on 1st and 2nd floors
- (2) 50-gallon gas water heater with recirculating pump and one inch main water line
- 300 amp electrical service
- Insulated exterior doors
- Energy-Star[®] thermal-pane wood Low E windows with tilt-out sashes
- Exterior caulking around all doors & windows
- R-30 blown insulated ceilings; R-13 in walls; R-30 in vaults and finished space over garages
- Full OSB sheathing and house wrap
- Sealed openings for pipes and wiring to prevent air infiltration
- Ridge vent (attic ventilation)

AUTHENTIC EXTERIORS

- Two car side entry garage with attached 3rd car garage
- Architecturally controlled, professionally designed exteriors with four sided masonry and cedar shake or siding accents in gables (per plan)
- Carriage-style garage doors with automatic door openers
- Brick pavers and metal railing (per home site) on front porch
- Concrete-finished driveway with flagstone apron
- James Hardi-soffit overhangs
- Painted metal eyebrows & Queen Anne returns
- Landmark[®] 30 yr roof shingles
- 8' Meranti craftsmen mahogany eight light front entry door
- Single-cylinder deadbolts on exterior doors
- Simulated divided light (SDL) between glass on all front windows (per plan)
- Shutter dogs & hinges on front elevation
- Professionally designed landscaping with sod in front, side and rear yards (per landscape plan)
- 12' X 16' deck on rear of basement homes
- Two exterior hose bibs
- 4" round downspouts with 5" gutters
- Irrigation system up to six zones

QUALITY CONSTRUCTION

- Six scheduled meetings with Project Manager:
 - Pre-Construction Conference (PCC)
 - Pre-Drywall Orientation (PDO)
 - Pre-Settlement Orientation (PSO)
 - Final Sign Off (FSO)
 - Post-Closing Review (PCR)
 - Final Warranty Review (FWR)
- One-year limited warranty program
- Ten-year structural warranty
- Foundation and framing inspections by an independent structural engineer
- Engineered floor systems with Advantech[®] sub flooring
- Durock behind tiled surfaces in wet areas
- Termite treatment

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