

# ENCORE RANCH PLANS

## STANDARD COMPARISON SHEET

### INTERIOR

	Ours	Theirs
1. 8 Foot ceiling height - cathedral ceilings optional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Smooth 1/2" drywall throughout all rooms (including closets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Smooth 5/8" drywall ceilings throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Painted drywall walls and ceiling (one coat primer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Drywall ceiling corners to sidewall (no cove molding)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. White wood colonial 2 1/4" case molding at windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. White wood colonial 3 1/4" base molding throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. White wood window and door jambs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. White wood window sills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. White 6-panel doors with 3 mortised hinges	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. 30" interior passage doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Privacy locks on bath doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Door stop bumpers all doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. 25 oz. FHA grade carpet throughout (excluding wet areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Dupont stain protected carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. 5.5 lb. Rebond carpet pad	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Tack strip carpet installation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Vinyl floor at foyer entry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Vinyl floor coverings in kitchen, morning rooms, baths and utility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Wire shelves in all closets (pantries and linens have 3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Brass base and globe interior lights (B-1) (excluding bedrooms)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Glass and brass light (B-9) standard in morning room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Switch and J-box for future DR light	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### KITCHEN

24. KCMA approved residential panel oak cabinet doors and drawers with oak styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. 1/2 Depth shelves in base cabinets for extra storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Adjustable overhead cabinet shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Cabinet pulls throughout with standard cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Dual roller guide system with solid oak drawer fronts over base doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Concealed hinges on cabinet doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Broan ventless range hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31. Laminate countertops w/self edge and 4" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32. 7" Deep double bowl stainless steel sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Moen single lever faucet w/spray	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34. 36" wide refrigerator openings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35. Wired for electric range	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. GFI wired kitchen receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37. Brass base (B-1) drum light over kitchen sink and in center of kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### BATHS

38. Fiberglass tubs and showers all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39. 60" Fiberglass tub/shower Main Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. 60" Fiberglass tub/shower Master Bath (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41. Fiberglass garden tub with walls (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
42. Fiberglass corner tub with separate shower stall (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
43. Moen single lever faucet at lavs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44. Moen single lever anti-scald faucet on showers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
45. Porcelain vanity bowls in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
46. Pop up drain assemblies in all vanity bowls and tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
47. GFI wired bath receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
48. Power vent ceiling fans with lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Beveled mirror over all vanity bowls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Chrome sconce light over all vanity bowls (W-3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
51. 1.6 Gallon porcelain toilets w/elongated bowl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
52. Panel oak cabinets in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
53. Bath window in Master Bath (is optional)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### UTILITIES

	Ours	Theirs
54. HVAC boots, registers and cold air returns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55. 42 Gallon electric energy saving water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
56. Full size 200 amp main service with circuit breaker protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57. GFI protection for two exterior receptacles (one front and one rear)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58. PVC drain lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59. Copper water lines stubbed through the floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60. AC/DC Smoke detectors in all bedrooms (ship loose for basement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
61. Water shut off valves throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
62. Bi-fold doors in washer dryer area (some plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
63. Switched receptacle each bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
64. Vented wire shelf in all utility areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
65. Washer plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
66. Wire for dryer (110 or 220)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EXTERIOR AND CONSTRUCTION

67. Joist hangers on mating wall floor joists with solid block bridging	<input checked="" type="checkbox"/>	<input type="checkbox"/>
68. 2 10 Floor joists @ 16" O.C. with double perimeter sidewall	<input checked="" type="checkbox"/>	<input type="checkbox"/>
69. 2 6 Exterior walls @ 24" O.C. (16" O.C. optional)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
70. 7/16" OSB sheathing on sidewalls and endwalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71. Sub floor 3/4" (nominal) OSB floor decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72. 2 4 interior partitions @ 24" O.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73. Double marriage walls 8" (2 4 @ 16" O.C.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
74. 5/12 Pitch roof trusses @ 24" O.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
75. 1/2" OSB roof sheathing with H-clips	<input checked="" type="checkbox"/>	<input type="checkbox"/>
76. Ply Dry shingle underlayment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
77. 25 Year self sealing fiberglass shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78. Shingle over ridge vent (shipped loose)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
79. 9" Vented overhangs on front & rear w/vinyl soffit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
80. 10" Vented overhangs on gable ends w/vinyl soffit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
81. 6" Aluminum fascia over 2 6 for easier gutter mounting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82. Vinyl thermopane windows with screens and bottom tilt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83. Window grids between the glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84. Low-E glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>
85. 6-Panel 3/0 6/8 insulated steel front door w/peep	<input checked="" type="checkbox"/>	<input type="checkbox"/>
86. 6-Panel 2/8 6/8 insulated steel rear door	<input checked="" type="checkbox"/>	<input type="checkbox"/>
87. White torch light front and rear door (B-6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
88. 5 5 or 4 4 Vinyl siding with 2 piece F-channel and cove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
89. 2 6 Headers over windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
90. Floor mating beam comprised of (4) LVL (2 per module)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### INSULATION

91. R-30 blown-in insulation w/vapor barrier in ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92. R-19 fiberglass batt insulation (6") w/vapor barrier in sidewalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93. Basement entry walls standard with R-7 insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94. Foam gaskets on all exterior wall receptacles and switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
95. Foam sealed around windows to stop air infiltration	<input checked="" type="checkbox"/>	<input type="checkbox"/>
96. Caulked seams on all exterior sheathing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### MISCELLANEOUS

97. Panel box is dropped to basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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