

# Features & Benefits

## Foundation

### Basement Wall

Typical Standard	RYAN Standard	Benefit of RYAN Standard
12 Courses	13 Courses	8" higher ceiling iff/when lower level finished.

### Waterproofing

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Parse/Tar	Wrap-N-Drain	"Rubber wall" technology limits cracks in waterproofing coat.

## Roofing

### Roof Shingles

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Standard Shingle	Architectural shingle	Heavier/thicker/more durable shingle. 3 dimensional (more attractive). 5 yr SureStart, non-prorated/transferable limited warranty.
20 year warranty	30 year warranty	

### Ice & Water Shield

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None or one course	2 courses	Protection extends into living area of home by approx. 4' instead of only 1'

## Siding

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Builder line vinyl	CertainTeed "Monogram" vinyl Thicker: 3/4" clapboard base	Increased rigidity. Straighter appearance. Requires no painting. Wind tested to 180 mph. Lifetime/limited warranty

## Exterior Trim

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Painted Wood	White aluminum or Azek	Little or no painting required

## HVAC

Typical Standard	RYAN Standard	Benefit of RYAN Standard
80% efficient Builder brand No Humidifier	High-efficiency. Trane Brand Aprilaire Power Humidifier	Lower utility costs. National brand name equipment Lower utility costs. Better health. Minimizes wood shrinkage

## Framing

### Floor Joists

Typical Standard	RYAN Standard	Benefit of RYAN Standard
2 x 10 or 2 x 12	Engineered lumber  (TJI "Silent Floor")	No humps in floor from warping, twisting, expansion, or contraction.  Manufacturer's written "no squeak" warranty.

### Subflooring

Typical Standard	RYAN Standard	Benefit of RYAN Standard
5/8" oriented strand board	3/4" plywood  SturdiFloor (or 3/4" Advantech)	Thicker/stiffer/flatter surface to receive finished flooring. Glued and screwed.  With TJI joists, subfloor is strongest/most level available

### Sidewalls/Roof

Typical Standard	RYAN Standard	Benefit of RYAN Standard
7/16" oriented strand board	1/2" plywood	Thicker/stronger nailing surface for siding. Plywood is time tested

### Windows

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Vinyl or generic brand	Andersen 200 series	National brand, low-e glass, Energy-Star rated, tilt-wash sash, 20 year warranty

### Sliding doors

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Standard 6'8" height	Andersen 8'0" height	More light, and more to scale with higher ceilings

### Pocket doors

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	Installed per plan	Door stays out of way but is available when needed.

## Drywall

Typical Standard	RYAN Standard	Benefit of RYAN Standard
1/2" Board thickness	5/8" Board Thickness	Much stronger and straighter walls. More sound-absorbing.
Level 4 Finish	Level 5 Finish	Entire surface skim-coated; achieves highest quality by providing a uniform surface and minimizing the possibility of joint photographing and/or fasteners "burning through" the final decoration.



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## Plumbing

### *Lavatory Faucets*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Single lever or 4" spread	Moen w/separate H/C, 8" spread	Classier, more elegant look. 3-hole (vs. 1-hole) installation

### *Bath #2 Tub*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
14" high	Jacuzzi Soaking Tub (21" high)	7" higher; more usable as a tub

### *Showerheads*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Builder Model	Speakman	Quality leader since 1869. Self-cleaning. Easily variable spray.

### *Master water closet*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Builder Model, plain bowl	American Std., elongated bowl, highline	Brand name/quality product. Larger, higher seat for water closet

### *Shower stalls*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Fiberglass unit	Ceramic tile	Custom sizes available. Ceiling tiled. Seat and soap shelf standard

### *Tub/Shower valves*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Builder standard	Moentrol #5175	Thermostatic/pressure balanced valve (keeps constant pressure/prevents scalding)

## Ceilings

Typical Standard	RYAN Standard	Benefit of RYAN Standard
8' height	9' height	Allows more glass/transoms. Highlights crown moldings. Adds interest/value to home. More spacious, open feeling.
No Volume	Cathedral, step, tray (see plans)	

## Interior Trim

### *Casings*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
2 1/2" wide, ranch or flat 9/16" thickness	3 1/2" wide custom molderd 11/16" thickness	Adds greater detail, adds value throughout home

### *Baseboards*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
2 1/2" high 7/16" thick	5 1/4" high with panel molding detail 1/2" thick	Conforms to wall better. Adds detail, adds value throughout

### *Crown*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	6 1/4" high (Foyer, front hall & DR) 3 5/8" high (other main rooms)	Showcases higher ceilings. Adds detail, adds value

### *Basement Stairs*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Pre-built, particle board	Job-built, wood material	Finished oak stair treads, poplar stringers and risers. No carpet needed.

### *Window Trim*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Factory extension jamb; Picture frame trim	Job-applied extension jamb; Stool applied which overlaps casing	Less chance of damage to trim during dryw all installation; Dressier, more detailed finish

## Electrical

### *Plugs/switches*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
No 3-ways or split outlets Standard wall switches	Split outlets/main rooms; 3-ways "Decora" switches	More convenience throughout. More stylish switch design. Less fingerprinting

### *Phone wiring/jacks*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Jacks "daisy-chained" Category 5 wire	Jacks individually wired Category 5 wire	If one jack fails, others will work. 4-line capability (vs. 3.) Clearer and faster voice and data transmissions; serves as data line for digital TV.

### *Interior Fixtures*

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Minimal recessed lights	Predominantly recessed lights	Better lighting/cleaner look. See models.



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## Flooring

### Hardwood

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None or 5/16" face nailed	3/4" X 2 1/4" solid oak prefinished flooring. Sand & finish also avail.	50 yr. finish warranty; lifetime structural warranty Can be sanded and refinished if decorating taste change

### Ceramic Tile

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Linoleum	Ceramic tile laundry, back hall, baths	Longer lasting, higher quality material with more design options

### Carpet

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Varies	Shaw #XP050, 50 oz; 1/2" 6 lb. pad	Thicker, more luxurious material

## Painting

### Doors

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Hollow Core	Solid-core	Higher end feel to home; more quiet than hollow-core

### Trim

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Putty nail holes Much caulking needed	Spackle nail holes. Minimal caulking needed	Spackle sands evenly. Putty shows nail hole indentations. Solid material = better installation = less opening of joints

### Ceilings

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Spackle/textured	Painted	Richer/smoothier, more upscale appearance.

## Kitchen

### Countertops

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Laminate	Granite	More luxurious material

### Sink

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Drop-in fiber glass	Stainless steel undermount	Durable/cleans easier. No rim

## Cabinets

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Stock cabinet	Custom WoodMode (Brookhaven)	Self-closing drawers; slide out shelves

### Accessories

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Minimal	Cutlery dividers; lazy susan or corner cabinet; bank of drawers	More conveniences; efficient use of corner space.

### Dishwasher

Typical Standard	RYAN Standard	Benefit of RYAN Standard
GE, or other, builder line	Aiko	Swedish design, proven most quiet and most energy efficient; stainless steel interior; uses less water

## Baths

### Vanity countertops

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Laminate or cultured marble	Corian	Solid/non-porous material. Unlike cultured marble, color won't chip/wear away; scratches easy to repair.

### Vanity sink

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Drop-in with chrome rim	Corian	Integral bowl, i.e. top/bowl = one piece. Durable/cleans easier

### Vanity height

Typical Standard	RYAN Standard	Benefit of RYAN Standard
30 1/2"	30"	Easier to reach sink = easier on back

## Master Closet

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Wire Rod & Shelf	Solid material Rod & Shelf	Upgraded, stronger material.
No Storage shelves	Bank of shelves	Additional area for shoe or clothing storage



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## Laundry

### Sink

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None or Duratub	Drop-in sink included	Clothes can soak, more attractive vs. Duratub

### Window

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Varies	Included	Allows fresh air and light in laundry room

### Door

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Varies	Included	Keeps incomplete laundry out of view

### Wall Cabinets

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None or 30" high	42" high included	Excellent storage.

### Base Cabinets

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	Included	Excellent storage.

### Work Surface

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None or laminate	Corian included	Convenient and durable work surface

### Hanging Space

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	Shelf and rod	Hang clothes immediately after laundering

## Garages

### Interior Walls

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Rough lumber left exposed	Drywalled, trimmed and painted	Neater, finished appearance for frequently used area

### Overhead Door

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Builder line, 7' height	Overhead brand, 8' height	Brand name, 8' height accommodates vans, SUV's, ski racks, etc.

## Sidewalks

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Poured concrete	Brick Pavers	More elegant material as guests enter home

## General

### Security System

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	Material/Installation included	Peace of mind (monitoring by Owner.)

### Water

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Well (some areas of Mendon)	Monroe County Water Authority	Reliable, healthy water source

### Heating Fuel

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Oil or Propane (some areas of Mendon)	Natural Gas	Reliable, convenient, cost-effective fuel

### Electric/telephone

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Overhead Wires (some areas of Mendon)	Underground service	More attractive neighborhood

### TV Service

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Satellite Dish (some areas of Mendon)	Time Warner Cable (Underground)	More reliable service; more attractive neighborhood (vs. satellite dishes)

### Hardware

Typical Standard	RYAN Standard	Benefit of RYAN Standard
Kwikset (chrome)	Schlage or Emtek	Heavier grade/medium-duty commercial locksets throughout  No exposed screws; increased security  Re-keyable lock cylinders 10 year warranty on finish and mechanism

### Deadbolts

Typical Standard	RYAN Standard	Benefit of RYAN Standard
None	Deadbolts on front door and garage to house door	Increased security and peace of mind



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