

# Rogers Ranch - Standard Features

## Custom Features

- Ceramic tile: entry, kitchen & breakfast, bath wet areas & utility
- Kwik-set satin chrome door hardware (lever)
- Rounded corners in main living area first floor (per plan)
- Elegant architectural ceiling treatments (per plan)
- Built-in art niches, shelves & desks (per plan)
- Classique or equal raised panel interior doors
- Orange peel texture: walls & ceiling
- Moen brushed nickel faucets: master bath and powder room
- Recessed can lighting (per plan)
- Insulated bath walls – interior
- TV and Cat 5 phone outlets – bedrooms, living areas (per plan)
- Three reversible-speed ceiling fans with light kits
- Wall to wall carpeting with 3/8" pad
- Crown molding – 4-1/4" in Master, Dining, Living (per plan)
- Divided light windows front elevation
- White window frames

## Elegant Exteriors

- Decorator carriage lighting
- Room finished garages
- Pre-wired for garage door opener
- Metal raised overhead garage door
- Patio, covered porch or wood deck (per plan)
- Sidewalks, curbs & street lighting (per community)
- Deluxe landscape, front sod, 8 shrubs, 1-1/2" to 2" caliper trees
- Continuous soffit vent system
- Mahogany front door with leaded glass
- Brass address monument
- Four 1<sup>st</sup> floor sides masonry (per plan)

## Quality Construction

- Engineered foundation
- Built on-site 16" o.c. exterior walls
- American-made brick
- Cement fiber siding, soffits - 50 year manufacturer warranty
- Three step stucco-color in final coat, Monterrey finished, standard colors
- 10 Year Professional Warranty Service Corporation ("PWSC") warranty, Transferable

## Stunning Master Retreats

- Spaciously designed room with special ceiling design (per plan)
- Jacuzzi tubs with separate showers – sized per plan
- Cultured vanity tops
- Walk-in closets
- Cable TV and phone outlets
- Elongated commodes in all baths – (per plan)
- Plant shelves (per plan)
- Designated art niches throughout (per plan)
- Lighting package
- Built-in medicine cabinet
- Master bath with designer accents

## Designer Kitchens

- Stainless steel sink
- Black finish Jenn-Air appliances:  
Downdraft gas cooktop • Built-in microwave  
Self-cleaning, built-in double ovens  
Multi-cycle dishwasher • 1/3 hp garbage disposal
- Pre-plumbed for ice-maker and water softener
- Fluorescent/recessed can lighting (per plan)
- Island work centers (per plan)
- Granite 3cm level 1, standard color counter tops with tile backsplash
- Lots of electrical outlets
- Upper kitchen cabinets – 42" with 2" crown molding
- Moen Salora faucet with pullout spout
- Ceramic tile backsplash

## Safety Features

- Security system with 2 keypads
- Smoke detectors with battery back-up
- Kwik-set Deadbolt locks - exterior doors

## Energy Efficiency

- High efficient A/C and heating 14+ S.E.E.R.  
(engineered per home) with Honeywell Digital Programmable Thermostat
- Insulated Low E, double pane windows with 10 year limited warranty
- 2-Stage hot water heater (engineered per home) – 50 gallon
- Foam sealant installed around all windows, doors and exterior base plates
- All exterior doors weatherstripped on-site
- Owens Corning Thermal Crafted Program  
R-30 blown insulation - flat ceilings  
R-13 batts - all exterior walls  
R-22 batts - attic knee walls/flat surfaces
- R-6 A/C ductwork
- Protective ground fault interrupter circuits
- Radiant barrier roof sheathing

## Buyer Selections

- Professional decorator assistance provided by Finelines Interior Decorators for homeowner's custom selections

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