



At Ragland Homes, we create spaces designed around the way you live. Every floor plan blends thoughtful design with lasting quality, so your home feels comfortable, functional, and welcoming for years to come. These selections come standard in our base pricing for new builds.

Foundation & Concrete

Slab on Grade Foundation
400 SF Concrete Parking outside of Garage (approx 4" thick)
150 SF Concrete Sidewalk (approx 4" thick)

Framing

2x4 Exterior Walls
Floor & Roof Trusses *per plan*
9' First Floor Ceiling Height, 8' Second Floor Ceiling Height
10" Overhang on Eaves
7/16 OSB Wall and Roof Sheathing
HydroGap Housewrap

Energy Efficiency

R-13 Fiberglass Insulation in Exterior Walls
R-30 Blown Insulation in Attic
Caulk & Sealant Package
Duct Blast and Blower Door Test
T-Ply & Pre-batting

Roofing

Certainteed 30 year Architectural Shingle in a variety of colors
Synthetic Roof Felt

Exterior Windows and Doors

PlyGem vinyl 1500 series DP50 lowE Single Hung Vinyl Windows with Grids Behind Glass and screens *per plan*
3/0x6/8 Smooth Fiberglass Front Door (single or double door *per plan*)
Garage Entry Door- 20 minute fire rated door to match interior door style
6/0x6/8 Ply Gem Vinyl Sliding patio door or 2/8x6/8 fiberglass Rear Door *per plan*
Wayne Dalton 9100 Series Classic Long Panel Steel White Garage Door with 1/2 HP Genie Electric Opener

Siding and Exterior Accents

Certainteed Encore Lap Vinyl Siding (*entire home*) in a variety of color options
Vinyl Soffit
Vinyl Porch Ceilings
Metal Fascia
Treated Post with Hardie Wrap painted white
Concrete Porches with Broom Finish

Electric

200 Amp Service
Toggle Wall Switches *per code*
GFCI protection In Wet Areas *per code*
Receptacles *per code not per plan* (none included in closets or pantry)
Light & GFCI Outlet at Exterior Doors *per code*

Interior Wiring: 30 6" LED lights, 1 Vanity Light per bathroom sink bowl, 1 Foyer Light, 1 Dining Light, 1 Breakfast Light, All Bedrooms/Office/Playroom/FROG/Family Room: Fan, Fan/light combo or Fixture *per plan*

Exterior Wiring: 10 lights

Wiring for 1 Keyless Light per accessible attic space and 1 Keyless Light per # of cars in garage

\$2.25/SF Allowance to spend on fixtures (LED, Flood, Foyer, Dining, Vanity, Fans) with our lighting partner

4- Cat6 and/or coax per plan

1- Cat5/Coax/Receptacle setup for Modem/Router

Smoke Detectors *per code*

Carbon Monoxide Detectors *per code*

Front Door Chime

Plumbing

Pex Water Supply Lines
PVC Drain Lines
Shut Off Valves at All Sinks
50 Gallon Electric Water Heater

2 Hose Bibs
Washer and Dryer Hookups
Water Line for Refrigerator in Kitchen
Garbage Disposal 1/3 horsepower

Comfort Height Toilets
Master Bath Shower-Fiberglass Shower *per plan*
Master Bath- Fiberglass Tub *per plan*
Secondary Bath Fiberglass Tub/Shower Unit *per plan*

Moen Gibson 4" Spread Chrome, Brushed Nickel or Black Bath Fixtures
Moen Dartmoor 4" Spread Chrome, ORB, Brushed Nickel or Black Bath Fixtures
Delta Trinsic 4" Spread Champagne Bronze Bath Fixtures

Moen Belfield One Handle Pull Down Kitchen Faucet Stainless or Chrome Finish
Moen Sleek One Handle Pull Down Kitchen Faucet Chrome Finish
Delta Trinsic Single Handle Pull-Down Kitchen faucet in Champagne Bronze

Heating & Cooling

14.3 Seer (or greater) Heat Pump *per plan*
R-8 Insulated Galvanized Metal Trunk Lines with R-8 Insulated Flex Branch Runs
Digital Programmable Honeywell T6 Wifi Thermostat
Venting of Bath Fans and Dryer Vents
Supply and Return Register in basic white
Air Handler Located in Attic inside Galvanized Metal Secondary Drain Pan
Ventilation for Range Hood 6"

Drywall

Drywall Wrapped Window Openings 3 Sides
1/2" Drywall On Walls & Ceilings
Water Resistant in Bath & Wet Areas
Smooth Finish Walls & Ceilings
Fire Rated *as required per code*

Cabinets

Level One Aristokraft Sinclair or Elkins Cabinet in a variety of colors/stains in Kitchen and Baths
Slab Drawer Fronts
36" Tall Wall Mounted Cabinets
36" High Base Cabinets in Bathrooms
Soft Close Cabinet Doors
Level One Cabinet Hardware

Countertops & Sinks

Level One Selection of Granite or Quartz in Kitchen
4" Backsplash in Kitchen and Bathroom
Blanco Maple Quartz or Level One Granite in Bathrooms
Stainless Undermount Kitchen Sink: full, 50/50 or 60/40
White Oval Undermount Bowl- all Bathrooms

Flooring & Tile

Level One Shaw Carpet In Bedrooms and FROG if applicable
6lb Carpet Pad
Level One Mohawk or Shaw Laminate Flooring in Living Areas *per plan*
Level One Shaw CoreTec LVP Flooring in Living Areas *per plan*
Level One Tile Flooring- 12x24 or 12x12 Tile in Bathroom and Laundry

Interior Trim & Stairs	
Traditional Trim Style	Craftsman Trim Style
5 1/4" MDF Speedbase	1x6 MDF Base
Two Panel Traditional Interior Door	Two Panel Shaker Interior Door
356 MDF Casing on Doors	1x4 MDF Casing on Doors
5" MDF Window Stool with 356 Apron	5" MDF Window Stool With 1x4 Apron
Round Pickets on Stairs <i>per plan</i>	Square Pickets on Stairs <i>per plan</i>

Quarter Round Base Trim in Hard Surface Areas
Red Oak Stair Treads *per plan*
Red Oak Handrail in Stairway *per plan*

Paint

Interior Walls- in a variety of available colors, Sherwin Williams Flat Painters Edge

Interior Trim- Pure White, Sherwin Williams Promar 200 Semi Gloss
Ceilings- Pure White, Sherwin Williams Flat Painters Edge
Exterior Trim- Pure White, Sherwin Williams Super Paint Semi Gloss

Door Hardware

Kwikset Polo interior/exterior Door Locks with Key with Exterior Door 660 Deadbolt in Satin Nickel, Polished Chrome, Matte Black, Polished Brass, Venetian Bronze, Antique Brass

Shelving

Ventilated Shelving in all Closets
Ventilated Shelving in Pantry *per plan*
Ventilated Shelf above Washer and Dryer

Mirrors

Frameless Sheet or Rectangular Black Wood Framed Mirror *per plan*

Shower Doors

Framed Shower Door in Master Bath *per plan*

Appliances

Level One Whirlpool Stainless 30" Range
Level One Whirlpool Stainless 1.7 Cubic Foot Microwave/Hood Combo vented to the exterior
Level One Whirlpool Stainless Dishwasher with Boost and Extended Soak Cycle

Miscellaneous

Termite Bait System
Quality Builders Warranty backed by Liberty Mutual- 10 year Home Builder Warranty
Black Metal Mailbox on 4x4 Post

Landscaping

25' Final Grade
5' Pine Straw Bed with 15 3-5 gallon Seasonal Plants around Full Perimeter of Home
20' Centipede Sod