



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 8" reveal  
400 SF Concrete Parking outside of Garage (approx 4" thick)  
4' wide sidewalk from garage parking pad to front porch not to exceed 200 SF of Concrete (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

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

#### Exterior Windows and Doors

PlyGem White vinyl 1500 series DP50 lowE Single Hung Vinyl Windows and screens *per plan no grids*  
3/0x8/0 Smooth Fiberglass painted Front Door 1/4 view 1 lite over 2 panel, 1/2 view 1 lite over 1 panel or 3/4 view 1 lite over 1 panel  
3/0x6/8 Garage Entry Door- 20 minute fire rated door to match interior door style  
6/0x8/0 Ply Gem Vinyl White Sliding patio door or Full View 2/8x8/0 smooth fiberglass painted Rear Door *per plan*  
Wayne Dalton 9100 Series Classic Long Panel Steel White Garage Door with 1/2 HP Genie Electric Opener  
Any other exterior doors shown on the plans are not included in the base price

#### Siding and Exterior Accents

Certaiteed Encore Lap Vinyl Siding (*entire home*) in a variety of color options  
Porch post 6x6 treated post wrapped in Hardie and painted white  
Vinyl Soffit  
Vinyl Porch Ceilings  
Metal Fascia  
Concrete Porches with Broom Finish

#### Landscaping

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

#### 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*

\$2.25/SF Allowance to spend on light fixtures, bulbs, doorbell chime and other necessary components. Ragland Homes will provide a schedule of what items are to be picked out and all items must be selected from their lighting vendor.

3- Cat6 and/or coax *per plan*  
1- Cat5/Coax/Receptacle setup for Modem/Router  
Smoke Detectors *per code*  
Carbon Monoxide Detectors *per code*

#### Plumbing

Pex Water Supply Lines  
PVC Drain Lines  
Shut Off Valves at All Sinks  
AO Smith 50 Gallon Electric Tanked 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

#### Bath Hardware

Primary- 1 towel ring or 2 if there are split vanities, 1 toilet paper holder, 1 towel hook and 1 - 24" towel bar  
Secondary Baths-1 towel ring, 1 toilet paper holder and 1-18" towel bar to match plumbing fixtures  
Half Baths- 1 towel ring and 1 toilet paper holder to match plumbing fixtures

#### Gas & Propane

None

#### Heating & Cooling

14.3 Seer (or greater) Heat Pump *per plan*  
If natural gas is available, the heat pump will be natural gas. If not, it will be electric.  
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  
42" Tall Wall Mounted Cabinets  
35" High Base Cabinets in Bathrooms  
Soft Close Cabinet Doors  
Level One Cabinet Hardware

#### Countertops & Sinks

Level One Selection of Granite or Quartz in Kitchen With 12" Overhang If There Is An Island  
Kitchen island standard depth of island countertop is 44" and the length *per plan*  
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  
8lb 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 Two Panel Traditional Interior Door 444 MDF Casing on Doors 1021FJ primed flat stool w/ 444 casing apron Round Pickets on Stairs <i>per plan</i> Foyer and/or Dining Room Beadboard Paneling with 1x2" cap based on floorplan 5" Traditional crown in foyer, dining, family room and kitchen if applicable	1x6 MDF Base Two Panel Shaker Interior Door 1 x 4 MDF Casing on Doors 1x6 finger joint primed stool w/ 1x4 apron Square Pickets on Stairs <i>per plan</i> Foyer and/or Dining room 1x4" Vertical and Horizontal Board and Batten Strips roughly 54" tall with 1x2" cap based on floorplan 5" Cove crown in foyer, dining, family room and kitchen if applicable

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 Cove or Pismo interior/exterior Door Locks with Key with Exterior Door Deadbolt in Satin Nickel, Polished Chrome, Matte Black, Polished Brass, Venetian Bronze, Antique Brass

#### Shelving

Wood shelf with bar in primary bedroom closet  
4 Wood shelves in primary bathroom linen closet *per plan*  
4 wood shelves in pantry  
Wood shelf above washer and dryer  
Ventilated shelving in all other closets

#### Mirrors

Frameless sheet or rectangular wood frame in white, light grey, dark grey or black per sink bowl

#### 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

#### Fireplace

None