

# ROC Homes Specifications for: BUILD ON YOUR LOT 2016 - Exhibit A

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## Plans

- The specifications below will override the city set of prints in all cases. Features, materials, and design may be different if already installed or built at time of purchase. ROC Homes reserves the right to substitute products of equal or greater value or quality without notification to buyer.

## Foundation

- Engineered post tension foundation, designed by a registered structural engineer

## Framing

- Exterior plywood or OSB sheathing
- 1-1/8" OSB subfloor
- 1/2" OSB radiant barrier roof decking
- 2x4 & 2x6 studs, 16" on center / Per Plan

## Electrical Fixtures

- 3 blade reversible 3-speed ceiling fan with light kit in family room, master bedroom, all secondary bedrooms and loft / game room – Ceiling Fan without light at Back Patio / Per Plan
- LED recess can lights per plan
- Wall mounted light fixtures *from Builder Selections* w/ LED light bulbs in bathrooms
- Sconce lighting at stairwell / Per Plan
- Dining Room LED recessed can lights
- Phone/CAT5 and Cable outlets in all bedrooms, loft and 2 at the family room (location per plan)
- 1 USB charging outlet in kitchen
- Undercabinet lights and plugmolds at Kitchen
- Double spot light on entry side of home
- Lighted ringer button to a single interior door bell
- Smoke Detectors mounted per Code requirements

## Plumbing

- Stainless steel under mount 60/40 split compartment kitchen sink with **Moen** "Arbor" single lever pull-down faucet in Brushed Nickel finish
- In-sinkerator 1/3 H.P. disposal
- Master Bath - **Moen** "Eva" in Brushed Nickel: Roman tub faucet, shower wall fixture and 8" wide spread vanity faucets and white oval under-mounted porcelain sink
- Secondary Bath(s) - Moen "Eva" in Brushed Nickel: tub/shower fixture and 4" center set double handle vanity faucet and white oval, under-mounted porcelain sink
- Powder Room - with **Moen** "Eva" in Brushed Nickel 4" center set double handle faucet and white porcelain pedestal sink
- 50 Gallon Water heater in the attic
- Pre-plumbed water line for refrigerators
- White, elongated commodes in all bathrooms

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## Tubs

- Master Bath: 5' Oval Soaker Tub with decorative tile surround and decking with mosaic accent inserts *from Builders Selections* - **Group 1**.
- Secondary Bath(s): 5' Porcelain steel tub/shower combination w/porcelain tile surround

## Security System

- All downstairs access points wired, 1 motion detector in family, and 1 keypad @ kitchen /location per plan. System functions without monitoring.
- Prewired for surround sound in Family room & Back Patio (no speakers)

## Garage Door & Garage Door Opener

- Garage door: 16' decorative raised panel, 24 gauge steel painted to match home
- Opener: Chain driven with two (2) remotes

## HVAC – Heating and Cooling

- TRANE Single Condenser System, 14 SEER (size based on analysis)
- Gas furnace (size based on analysis)
- Programmable thermostat

## Exterior Doors, Windows, and Finishes

- Fiber cement board soffit, fascia, siding and trim boards
- Double pane, Low-E<sup>3</sup>, vinyl windows in white finish
- 8' Stain Grade Mahogany with Lead Glass insert
- Solid core, Fire Rated Masonite, painted, door from Garage into Home with round brushed nickel thumb-bolt door handle.
- 30 year GAF shingles in weatherwood gray color
- Sherwin Williams, quality exterior paint in multi-tone color scheme *from Builder Selections*
- Full aluminum gutters coordinated with exterior color scheme
- Sidewalk to front door permeable pavers

## Cabinets/Trim

- Kitchen – 42" upper cabinets in Shaker Style in Stained Alder or Paint Grade Lacquer Finish, with full extension dovetail drawers. Colors chosen *from Builders Selections*
- ALL Bathrooms (except Powder) – cabinets match the kitchen's Shaker style with Paint Grade Lacquer Finish.
- Interior hardboard doors in 3-style choices *from Builder Selections*
- All trim material MDF or better
- 5 ¼" baseboard with 4 ½" Crown in Entry, Dining, Family & Master Bedroom
- Utility Room – single shelf and single hanging rod
- Master Bedroom Closet - Professionally Designed shelving in MDF, single shelf and double hanging rods, with 5 shelf stack built-in
- Secondary Bedroom Closets – Professionally designed shelving in MDF with single shelf and double hanging rods

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## Paint

- Sherwin Williams Interior Flat Finish Paint *from Builder Selections* on Walls. Ceiling, clothes closet, and garage interior walls in Extra White
- Sherwin Williams Semi-Gloss Enamel *from Builders Selections* on interior doors, trim, linen and pantry walls and all shelves for durability

## Mirrors/Shower Doors

- Framed wall mirrors in ALL Bathrooms *from Builder Selections*
- Shower Door with clear safety glass with Brushed Nickel trim and handle at Master Shower
- Matching tile soap dish in each shower – 1 per shower

## Flooring

- **Mohawk** BCF Ever-Strand Xtrasoft©, 3/8” FHA pad, and 5-year warranty in all bedrooms and closet areas *from Builder Selections*
- Porcelain tile in utility, kitchen, entry, and all bathrooms *from Builder Selections*
- 5” engineered **Shaw**® Matte finish wood in dining, family room *from Builders Selections*
- 5” wood treads with painted risers to match homes trim on all stairs

## Hardware

- Interior Door Hardware - Brushed Nickel round door knobs
- Exterior front door, handle set in Brushed Nickel with double key deadbolt
- Stair railing black wrought iron spindles in choice of 3 pattern styles *from Builders Selections* with wood handrail and newel post stained to match the wood floor
- Brushed Nickel bath hardware - 1 towel bar per full bath, 1 towel ring per vanity and 1 Euro TP holder

## Countertops

- 2 cm Granite countertops with choice of 3 edge treatments *from Builders Selections, Group 1*, in Kitchen, Master Bath, and Secondary Baths (EXCLUDES Pedestal at Powder Room)
- Kitchen tile backsplash porcelain tile with choice of Mosaic, Subway, Glass or Marble **Accent** *from Builder Selections Group 1*

## Gourmet Design Kitchen

- Stainless Steel Appliance Package by BOSCH
  - 30” Electric Wall Oven and Built In Microwave
  - 30” Gas Cooktop, countertop
  - 30” Zephyr / Savona (Stove Pipe) Wall Hood with Halogen Lights / 685 CFM
  - 24” Built-in Dishwasher

## Insulation Features

- R-30 insulation in attic area
- R-13 insulation in walls, per plan
- R-22 sloped ceilings
- Foam seal insulation at exterior wall outlets and around windows

## Landscape

- Cedar Fencing, St Augustine grass and hardscape, drainage plan, shrubs & flowers - will vary **PER LOT**