



HOME FEATURES & SPECIFICATIONS

WINFREY ESTATES

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. ALL selections are chosen from Builders Selections at our In-House Design Studio.

FOUNDATION

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

FRAMING

- 3/4" OSB subfloor
- 1/2" OSB radiant barrier roof decking
- 2 x 4 or 2 x 6 studs, 16" on center (per plan)

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

GARAGE DOOR & OPENER

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

HVAC – HEATING AND COOLING

- LENNOX® Single Condenser System, 16 SEER (size based on analysis)
- Gas furnace (size based on analysis)
- Honeywell Programmable Thermostats

EXTERIOR DOORS, AND WINDOWS

- Fiber cement board soffit, fascia, siding and trim boards
- Double pane, Low-E³, vinyl windows with tilt sash in white finish
- 8' Stain Grade Mahogany front entry door with glass insert
- Solid core, Fire Rated Masonite®, painted door from garage into home
- 30-year GAF® shingles
- Sherwin Williams®, quality exterior paint in multi-tone color scheme (per plan)
- Full aluminum gutters coordinated with exterior color scheme

FLOORING

- 7" Polaris Plus Waterproof Luxury Vinyl flooring per plan:
 - + All 1st Floor, 2nd floor hallway to bedrooms and study (excluding bedrooms)
- 7" Polaris Plus Waterproof Luxury Vinyl treads with painted risers to match home's trim on all stairs
- Plush carpet with 1/2" FHA pad, and 5-year warranty in all bedrooms, closets, & game room
- Ceramic tile in primary bathroom, secondary bathrooms (excluding powder) & utility room

COUNTERTOPS

- Granite countertops with square edge profile in kitchen, primary bath, bath 2 and bath 3 (per plan)
 - + EXCLUDES pedestal sink at powder room
 - + One selection applies to all areas (unless otherwise requested)
- Kitchen backsplash in matte or gloss ceramic tile

LANDSCAPING

- Fencing, grass and hardscape, drainage plan, shrubs and flowers – will vary per lot

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| ELECTRICAL/ LIGHTING FIXTURES

- Ceiling fan with light kit in family room, all bedrooms, flex room, multi-use area/game room
 - LED recess can lights in hallways
 - LED recess can lights at tubs / showers and bath vanities
 - LED recessed can lights at family room and dining room
 - LED recessed can lights at primary bedroom
 - Secondary bedroom ceiling mount fixture – blocked and wired for future ceiling fan
 - LED recessed can lights at utility room and closets
 - Wi-Fi Ready Pre-Wire
 - + 30" OnQ® Wi-Fi transparent structured wiring can
 - + Cat6 Data and RG6 Cable in Family Room, all Bedrooms, Flex Room, and Game Room
 - + One (1) – Cat6 pre-wire for wireless access point
 - Security System
 - + Automation-ready DSC® security system
 - + One (1) – keypad at garage entry and one (1) – keypad pre-wire at primary bedroom
 - + Security contacts on 1st floor doors and windows
 - + One (1) – Motion Detector Prewire at Family Room
 - + One (1) – Cat6 security camera prewire
 - Smoke / carbon monoxide detectors mounted per code requirements
 - Schlage® Smart Deadbolt with keypad
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| PLUMBING

- Stainless steel under mount / 10" deep, single vessel kitchen sink with Moen® "Arbor" single lever pull-down faucet in **Stain Resist®** stainless finish
 - In-sinkerator/**Badger®** 1/3 H.P. disposal
 - Primary bath - **Moen®** "Gibson" in chrome: Roman tub faucet, shower fixture and 8" wide spread vanity faucets. Rectangle / Undermount porcelain sinks
 - Secondary bath(s) - **Moen®** "Gibson" in chrome: tub/shower fixture with 4" center set vanity faucet and rectangle / undermount porcelain sinks
 - Powder room - **Moen®** "Gibson" in Chrome: 4" center set with white porcelain pedestal sink
 - Gas water heater in the attic
 - Pre-plumbed water line for refrigerators
 - White, elongated / comfort height commodes in all bathrooms
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| CHEF'S STYLE KITCHEN

- Stainless steel appliance package by **Whirlpool®**
 - + 30" slide-in - steam clean gas range
 - + 2.2 cu ft / 1100-watt built-in microwave
 - + 30" vent hood / under cabinet low profile
 - + 5-cycle / 3 option built-in dishwasher