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**Tract 56 Roundtop Ranch Estates**

- Foundation and concrete flatwork
  - Conventional concrete foundation – 9' basement walls
  - Basement slab 4" thick with fiber-mesh and vapor/radon barrier below – colored and polished
  - Garage slab 5" thick with #4 rebar 24" ocew
  - Driveway slab 5" thick with #4 rebar 24" ocew
  - Rear patio slab 4" with #3 rebar 24" ocew
  - Exterior drain tile system – plumbed to interior sump pit
  - Passive radon mitigation system – Fan-install prepped
  - Spray on grey damp proofing of foundation
  - Shop/Breezeway – Monolith with structural piers
- Exterior
  - 9' Walls - 2x6 16" o.c. – R21 fiberglass insulation
  - Double 2x12 headers
  - 7/16 OSB sheeting
  - House wrap
  - Exterior/shell – Steel architectural design prefinished metal with natural stone accents
  - Vector Envision Series windows - ENERGY STAR® 6.0 rating
  - Factory prefinished fiberglass/steel exterior doors
- Roof/Ceiling
  - Engineered trusses with trayed and vaulted ceilings
  - Roofing - Metal standing seam
  - Insulation – R60 blown in fiberglass insulation
- Interior
  - 9' Walls - 2x4 16" o.c.
  - Knockdown textures on drywall
  - Sherwin Williams latex paints
  - Doors
    - Solid MDF – panel style
  - Trim
    - Solid MDF – 4" casing and 6" base
  - Window Wraps
    - Solid MDF
  - Semi-custom cabinets
    - Legend Cabinetry
    - All wood construction – plywood box – no particle board
    - 100lb. drawer glides
    - Soft close

- Dovetail solid wood drawer boxes
  - Crown moldings
  - Pulls
- Counters
  - Material: Quartz
  - Edge: Half round
- Solid Surface lined steam shower in master bath
  - Dual heads
  - Built-in shelves
  - Frameless shower door
- Pot filler by range
- Water Heater
  - On demand
  - Navien NPE-240A
  - Storage tank
  - Recirculation capability
  - High efficiency - natural gas
- Light fixtures
- Millennium Lighting – Verlana Collection
- High-speed internet capable lines and access points
- Furnace
  - High efficiency single stage furnace with AC
  - Whole House Ventilation System
- Gas fireplace with decorative facade
- Flooring
  - Colored polished concrete
  - Luxury Vinyl Plank
  - Ceramic tile
  - Carpet
- Appliances
  - GE Appliance package
  - Gas range
  - Double door refrigerator
  - Over range microwave with EXTERIOR-vented exhaust
  - Dishwasher
- Garage/shop
  - Gas stub for future heater
  - 12' and 16' Walls - 2x6 16" o.c. – R21 fiberglass insulation
  - Ceiling insulation – R38 blown in fiberglass insulation
  - Steel insulated garage doors with openers
- Well and Septic system
- Gravel access road