



RIDGEMONT
HOMES

The Reserve at Raintree Forest

Included Features

EXTERIOR SPECIFICATIONS

Brick

Queen size brick is standard.
Painted brick is standard.

Exterior Accents and Siding

Cultured Stone
Cementitious and cedar siding

Roof

GAF Timberline HDZ shingles with synthetic felt.
Metal Roof and rubber roof per plan
30 Year Dimensional Shingles

Vents

Shingle overlay ridge vents on rear roof line. Continuous venting in soffits.

Covered Patio or Deck - Determined by grade – Size TBD – per plan.

Decks are pressure treated framing with cedar railings and metal spindles. Deck and stair surfaces will include composite decking
Concrete rear porches include trowelled smooth concrete with decorative saw cutting
6" V Groove Wood Ceilings on all porches

Exterior Concrete

Broom concrete driveways and service areas

Gutters

6" Aluminum Gutters

Hydrants

Two outside hose bibs (Frost Free) Locations to be determined

Outlets

Three-Four outside outlets. Locations to be determined.

Mailbox

Included. Cluster type mailbox at the amenity area.



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Landscaping

Professionally designed landscaping
\$5,500 plant package with shredded bark mulch
Sodded lot with irrigation. Rear lot area to be sodded up to 60 feet behind home

Garage Entry

Carriage Style Garage Doors with ½ hp door openers

Exterior Lighting

Decorative lighting per plan (fixtures come out of lighting allowance).

Hardware

Schlage

FRAMING SPECIFICATIONS

First and second floor

I joist floor system with ¾" Tongue and Groove subflooring
Subflooring is glued, nailed and screwed to reduce floor squeaks

Roof

7/16" Tech Shield radiant barrier roof sheathing (when foam is not used on roof deck)

Ceiling Height

10' Ceilings on first floor and 9' Ceiling on the second floor unless otherwise noted.
Vaulted, coffered or tray ceilings through-out (rooms determined per plans)

Windows

Pella Lifestyle Series Low-E wood interior aluminum clad wood windows with simulated divided light grids on the front elevation

Doors

Interior; 8' panelled solid MDF doors on first floor (and basement) per plan
6'-8" solid MDF doors on second floor
Exterior: Front door to be steel door by Iron Lion
Jeld-Wen fiberglass paintable door

INTERIOR SPECIFICATIONS

Professional Interior Design Assistance

20 Hours with a Ridgemont Homes designer to assist selections. Additional time is billed at \$150 per hour





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Insulation

R 19 batt insulation on 2x6 exterior walls

R 13 batt insulation on 2x4 exterior walls

R 49 blown ceiling/attic

Insulated & conditioned crawl space

Upgraded 3.5" open cell foam in walls and/or 5.5" open cell foam may be used per plan or as requested at an additional cost

Heating and Air Conditioning

Heating: Gas & electric. Air Conditioning: Electric

Split system between first and second floors with programmable thermostats for each unit

Gas forced air Lennox furnace

13 seer Lennox air conditioner

Digital thermostat

42" ventless fireplace with wall switch in great room, 36" outdoor, ventless fireplace on rear porch

Conditioned crawl space

Fireplaces

Woodburning with gas log lighter or ventless with gas logs insert firebox with granite, marble, slate or tile surround. Wood mantel (Options to select from).

Electrical

400 Amp service

Designer light package

Recessed lights in all bedrooms

Under cabinet lights in kitchen and butlers pantry

220 volt dryer outlet

Dedicated refrigerator outlet in garage

Ceiling fan prewire in great room, bonus room, rear porch and bedrooms

Low Voltage Wiring

30" Legrand Plastic Enclosure, 5 port switch, & Surge protector

Cable (RG6), Data, or Phone Jack (Cat6)

\$2000 low voltage allowance

Smoke Alarms

Per state code requirements

Utility Room

Dryer to be wired for an electric dryer





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Water Heater

Tankless water heater with recirculation system

Kitchen Appliances

Viking 48" Commercial Grade Gas Range

Viking Dishwasher

Viking Microwave Drawer

Viking 42" Refrigerator

Trade Winds Hood insert

Bathroom and Kitchen fixtures

Primary Bath: 6' freestanding tub with elongated Kohler toilet with soft close seat

Primary Shower: Tile shower with soap niche, semi frameless glass enclosure and two fixtures of your choice

Secondary Baths: Steel tubs in secondary baths with wall tile tub surround

Kitchen: Stainless steel kitchen sink with pull-out kitchen faucet

Water closets: Proflow white elongated toilets in secondary bathrooms

Sinks: Undermount sinks in all vanities (oval or rectangular)

Cabinets

Kith cabinets with plywood construction, dovetail soft close drawers and doors

Furniture vanity in guest bathroom

Upgraded Shilo Cabinets in Primary Bath

Raised Height Vanities

Countertops

Quartz Countertops in all baths

Quartz Countertops in kitchen

Mirrors

Decorative plate glass or framed mirrors throughout.

Moldings

Baseboards: 7 1/4" base

Case Moldings: 3 1/4" on all casings

Crown on First Floor: 7" Crown (does not include pantry or closets) and second floor hallway

Built-ins per plan (location to be determined)

Vaulted, Coffered or Tray ceilings in Study, Dining, and Master (per plan)

Custom built in cubbies in mudroom per plan

Cased Windows

Designer detailed wall in Dining Room

All molding to be paint grade





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Stairs

Wood Treads with painted risers (unless otherwise noted)
Post to post oak railings with black metal spindles

Mantle

ArcusStone, stone, granite or marble fireplace surround in great room
Rough sawn cedar mantle on rear fireplace

Closets

Painted wood shelves in all closets and pantry. Primary bedroom closet to include additional shoe shelves and drawers per plan

Paint

Interior: Sherwin Williams Flat Paint Walls (two colors) and ceiling (one color) with oil semi-gloss trim
Exterior: Sherwin Williams Satin (two colors)

Floor covering

6.5" engineered wood floors in all rooms except bathrooms and laundry
Wood Stair Treads
Level 5 tile in all baths and laundry room

*NOTE: Specifications are subject to change

ALL ITEMS BELOW ARE SUBJECT TO CHANGE PER BUILDER DISCRETION. PLEASE NOTE THIS LIST BELOW IS A TYPICAL STANDARD FOR RIDGEMONT HOMES



FERGUSON[®]

Bath, Kitchen & Lighting Gallery



Showroom Selections

RIDGEMONT HOMES
189 RAIN TREE

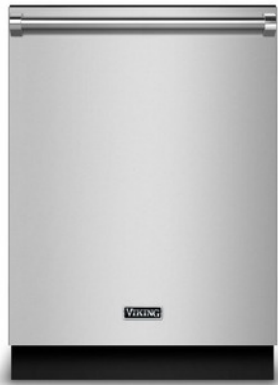
FLOYD WILLIAMS
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FLOYD.WILLIAMS@FERGUSON



48X24 GAS OPEN BRNR RNGE-8 BR
VVGIC54828BSS



48 1200 CFM SS
TVSL44812RC



Viking Built-In Dishwasher
VVDWU524SS Stainless Steel



Viking Side-by-Side Refrigerator
VVCSB5423SS Stainless Steel



Viking Microwave Drawer
VVMOD5240SS Stainless Steel

FERGUSON SHOWROOM SALES TERMS & CONDITIONS

Welcome to Ferguson! We are certain that you will find the best in bath, kitchen, and lighting products, knowledgeable and friendly sales staff, and other services that will make your experience with us enjoyable. We appreciate your business and want to take the time to explain the terms and conditions associated with your purchase:

PAYMENT OPTIONS AND INFORMATION

Payment options include:

- Cash
- Ferguson Synchrony Financial Credit Card
- Personal Check
- Personal Credit Card

All orders must be paid in full at the time of order unless purchased on an established credit account. Applications for both consumer financing and credit accounts are available at all Ferguson locations.

WARRANTY INFORMATION

- Ferguson offers True Blue, an extended warranty program for major appliance purchases. Ask a product expert for details!
- All other product warranties are provided directly by the manufacturer.
- Display material is sold “as is” and may not be covered by manufacturer’s warranty.
- If faced with a warranty issue, Ferguson will make reasonable efforts to assist you with your warranty claim to the manufacturer.
- Ferguson keeps your purchase information on file for 1 year from date of purchase. It is the consumer’s responsibility to provide original receipt as proof of purchase for Ferguson to attempt to assist in any warranty claims beyond that date.
- Ferguson is not responsible for installation, repair, replacement or labor charges resulting from warranty claims.
- Ferguson makes no express or implied warranties. Ferguson disclaims all warranties, whether implied by operation of law or otherwise, including, without limitation, all implied warranties of merchantability of fitness or fitness for a particular purpose

SUITABILITY

Please be sure that your decision is firm regarding style, size, finish, etc. of the product(s) you are ordering by verifying that you, your installer, and the professionals you are working with are confident that it meets specifications and requirements, including local code compliance, prior to purchase. Ferguson is not responsible as to whether the product fits space requirements, matches décor, and/or whether there is sufficient access for installation or use.

COMPLETENESS

Please confirm with your contractor and/or installer that the items being quoted and subsequently ordered constitute all the related products and parts needed for your project. Although Ferguson will be pleased to provide you added items not included on the original quote, such add-ons will be billed to you separately and accordingly.

MATERIAL RETURN INFORMATION

- Material may be returned if accompanied by an invoice dated within 60 days of the purchase date. To receive credit for return material, merchandise must be in proper condition for resale in its undamaged original packaging with all original parts. Please note the following:
 - Specially fabricated, custom, clearance and/or display items may not be canceled or returned. Non-cancellable and/or non-returnable material will be denoted at time of purchase.
 - If the product has been used, installed, modified, rebuilt, reconditioned, repaired, altered or damaged, no refund will be given unless the product is proven to be defective at the time of purchase.
 - All accepted return goods must meet all local, state, and federal laws governing the type of product that can be sold or put into transit in the State that the product is being returned in.
- A refund of payment will be given for return material in the form of cash, check, or credit card – the same manner presented to Ferguson at the time of sale. Processing time for returns is up to 2 weeks after receipt of the return material.
- Sales associates cannot refund cash amounts over \$100. A check for all refunds over \$100 will be mailed to the customer within three weeks of the date of material return.

DELIVERY EXPERIENCE

- The sales associate will discuss delivery options available relative to your individual order.
- Your items will be delivered by Ferguson trucks within our delivery area from a Ferguson or third party delivery service OR direct to you from the manufacturer via parcel shipment or motor freight carrier depending on the type of material you are purchasing.
- While most of our deliveries are considered “curbside” deliveries, we will place your material in a garage or covered area provided that we can move the material over a paved surface without negotiating any stairs. Ferguson will require the assistance of the contractor on the job to move large items anywhere other than the curb. With standard delivery, Ferguson will not enter your residence or transfer your material up or down stairs.
- If you have special delivery needs, please request availability and pricing from your local branch.

FREIGHT & DELIVERY CHARGES

- Inbound freight charges will apply to all showroom invoices per the following schedule regardless of delivery type:

| INVOICE SELL PRICE SUBTOTAL | FLAT RATE: |
|-----------------------------|---------------|
| \$1 - \$99 | \$9.99 |
| \$100 - \$499 | \$19.99 |
| \$500 - \$1499 | \$39.99 |
| \$1500 & Over | Free Shipping |
| Next Day Air | Add \$75 |
| 2nd Day Air | Add \$40 |
| 3rd Day Air | Add \$20 |
| Early AM | Add \$40 |
| Saturday Delivery | Add \$10 |

EXCLUSIONS APPLY

- Oversized, overweight, or items requiring special handling may incur additional freight charges. This most commonly will apply to appliance purchases. If applicable, adjusted rates will be applied at the time of quotation.
- Additional outbound freight charges will be quoted when applicable to heavy or large product deliveries, out of area deliveries and other delivery circumstances.
- Shipments/deliveries to Alaska, Hawaii, any US territories and International destinations are excluded from this program. Applicable rates will be applied at time of quotation.
- Claims for damage, shortages or errors must be made within 48 hours of receipt.

INSTALLATION EXPERIENCE

If you are interested in appliance installation services, please request availability and pricing from your local branch. Your local representative will discuss options, pricing and provide any necessary additional paperwork relative to services offered in your area.

DELAYS

Ferguson will take reasonable measures to meet your desired delivery date. Ferguson assumes no liability for delivery delays no matter the cause for such delay. Under no circumstances shall Ferguson be liable for any damages, whether direct, incidental, consequential or otherwise, resulting from a delivery failure.

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