



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 and continuous venting in soffits when foam insulation is not used.

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.

Landscaping



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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

1 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.

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 \$175 per hour

Insulation

R 19 batt insulation on 2x6 exterior walls

R 13 batt insulation on 2x4 exterior walls

R 49 blown ceiling/attic





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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

Water Heater

Tankless water heater with recirculation system

Kitchen Appliances

Viking 48" Commercial Grade Gas Range





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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

Wellborn or Kith cabinets with plywood construction, dovetail soft close drawers and doors
Furniture vanity in guest bathroom
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)
Custom built in cubbies in mudroom per plan
Cased Windows
Designer detailed wall in Dining Room
All molding to be paint grade

Stairs

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

Mantle

Arcustone, stone, granite or marble fireplace surround in great room





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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***

July 2026

