



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
- 25-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" Panoramic Waterproof SPC / Luxury Rigid Core flooring per plan:
 - + All 1st Floor, 2nd floor hallway to bedrooms and study
- 7" Panoramic Waterproof SPC / Luxury Rigid Core 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
- 12 x 24 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
- Kitchen backsplash in 3" x 6", 4" x 16" 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, primary bedroom & 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
- Utility room and closets – mushroom-style ceiling mount light fixture
- One (1) USB charging outlet in kitchen
- 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

| 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

| 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



HOMEOWNER INFORMATION SHEET

ROC HOMES x ACES

WARRANTY PERIOD TIMELINE

ACES Builders' Warranty is the third party administrator of ROC Homes' 6 year warranty on your new home.

ACES has provided warranty services since 1994 for thousands of homeowners and builders.

As a neutral third party, we believe in fairness & integrity above all.

Our goal is to facilitate the communication and collaboration required for a positive outcome. We make the warranty process courteous, transparent & fair.



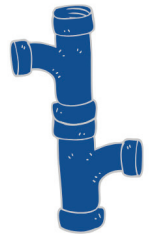
GENERAL WORKMANSHIP

Your builder warrants the general workmanship on your home during the first year. Items such as finishes, tiles, cabinets, etc. should perform to the applicable warranty standards during this time frame.



SYSTEMS

Plumbing, electrical and HVAC delivery systems are expected to perform to the specified performance standards for 2 years.



STRUCTURAL

Major structural and foundation defects are included for 6 years from the date of closing.



ABOUT ACES BUILDERS

ACES Builders agree to secure inspections throughout the construction of each home - foundation (prior to placement of the concrete), framing (electrical, plumbing and HVAC) and a final inspection which includes drainage.

We provide you a toolbox of documents to help you understand your warranty and maintain your new home. ACES team members offer a wealth of knowledge and are happy to answer any questions you may have.

We are a local Texas company and our staff is easily accessible. You can reach us by phone, email, and through our convenient online form to inform us of any warranty concerns.

