

# Spring Valley Ranch Standard Features



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## General

- » Individual soil testing on each home site
- » Steel reinforced foundations engineered for each home site
- » Foundation perimeter drains
- » Complete OSB wall sheathing with exterior vapor barrier
- » Cellulose or fiberglass blown-in insulation, conforming to applicable codes
- » Engineered floor joists
- » Energy efficient, Low-E vinyl windows
- » Lennox® 92% high efficiency gas furnace
- » 40-gallon, high efficiency, direct vent water heater
- » Partial basement with rough-in plumbing
- » 2 x 6 exterior wall construction
- » 1-Year warranty on materials and workmanship
- » 10-Year structural warranty

## Exterior

- » Covered front porch per plan
- » Extensive stone masonry
- » Die-cast lantern coach lighting
- » Oversized garages with 8' doors, pre-wired for opener
- » 30-year dimensional asphalt shingles
- » Durable LP SmartSide
- » Designer multi-color exterior with choice of Sherwin Williams® color palettes
- » Seamless 5" rain gutter system
- » Frost-free front and rear hose bibs
- » Two exterior waterproof electrical outlets

## Interior

- » Hardwood or tile flooring in entry and kitchen
- » Plush carpeting in living areas, hallways and bedrooms
- » Smoke & carbon monoxide detectors with battery backup throughout
- » Structured wiring for phone, A/V and data
- » Pre-wired for ceiling fan in master and family or great room
- » 9-foot ceilings on main floor
- » Brushed nickel lighting package
- » Insulated fiberglass front door
- » Seven interior door styles to choose from
- » Knockdown textured ceilings and walls (pre-primed)
- » Choice of interior paint colors and trim packages
- » Wire shelving in closets

## Kitchen

- » Multiple kitchen designs per plan
- » Hardwood or tile flooring in kitchen
- » \$1250 appliance allowance for built-in dishwasher, self-cleaning oven and microwave
- » Water line for ice maker
- » Granite counter tops and subway tile splash in kitchen
- » Undermount stainless steel sink
- » Polished chrome pull-out faucet
- » 1/3 horsepower Insinkerator® garbage disposal
- » Recessed lighting

## Bath

- » Five-piece master bath with oval soaking tub, separate shower, dual vanities and private water closet in master, tile floor
- » Walk-in closets per plan
- » Full width vanity mirrors
- » China sinks
- » Polished chrome plumbing and hardware in all baths
- » Ceramic tile bathtub and shower surrounds
- » Easy care vinyl flooring in baths and laundry
- » Elongated toilets

2017 Information and specifications contained herein subject to change without notice.



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