INCLUDED FEATURES

Farmlore Villas

EFFECTIVE: 12/12/2024

Distinctive Exterior Details

- Engineered roof trusses for strength to support heavy snow loads
- Underground vapor mitigation piping with 4-in. rough-in stub for future abatement
- Individually engineered concrete foundation with pressure-treated sill plates
- Video inspection of underground sewer lines
- Roof shingles with 30-yr. limited warranty
- Exterior sheathing to provide greater resistance against moisture and air intrusion
- Traditional wood grain texture siding (per elevation)
- 6-ft. 8-in. raised-panel energy-efficient insulated entry door
- Professionally landscaped front yard with sprinkler system

Interior Craftsmanship

- 2x6 ft. load-bearing wall stud spacing at 24 in. on center and 2x4 ft. non–load-bearing wall stud spacing at 24 in. on center
- Crawl space
- 8-ft. first-floor ceilings
- Contemporary knockdown drywall texture on walls and ceilings
- Flexible, freeze-resistant polyethylene water supply lines
- Air conditioning pre-wiring

Fine Finishes

- Laminate countertops with 4-in. backsplash at kitchen and full baths
- Maple framed cabinets at full baths and kitchen, including 30-in. upper kitchen cabinets
- Resilient vinyl flooring in multiple color choices at kitchen, entry, laundry and baths
- Low-VOC carpeting with 5-lb. 3/8-in. pad in multiple color choices
- Painted 2-panel smooth interior doors with satin nickel hardware
- Structured wiring package for phone/cable outlets and fiber optic prep

Kitchen

- Top-mounted stainless steel sink with 1/3 HP garbage disposal
- Chrome pullout faucet
- Stainless steel appliances with 2-yr. warranty, including a glass-top range, hood and **ENERGY STAR® certified** dishwasher
- USB receptacle to conveniently charge your devices
- Pre-plumbing for ice maker line

Bathrooms

- **WaterSense®** labeled chrome-finished faucets
- Pressure-balanced safety tub and shower valves to reduce risk of scalding
- Water-conserving 1.28-gal. porcelain commodes
- Tub with tile surround at full baths
- Counter-length vanity mirrors

Safety and Security

- Dead bolt on front and garage entry doors
- Privacy hardware at primary bedroom and baths
- Dual-glazed, tempered safety sliding glass doors with security lock
- Safety glass in windows close to opening doors per current building code
- Screens on all opening windows and sliding glass doors
- GFI protected outlets at interior wet areas
- GFI protected weatherproof outlet at front and rear exterior locations
- Hardwired smoke and carbon monoxide detectors with battery backup

Energy-Saving Features

- Our homes are designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes and supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Smart thermostat
- All exterior windows and doors flashed for water intrusion resistance and interior comfort
- Gas forced air 92% ECM furnace
- Sealed, insulated, double-pane, low-E2 glass windows with white vinyl frame and patio doors
- R-19 vinyl covered fiberglass drape insulation on crawl space wall (per plan)
- Tankless water heater
- MERV 13 air filtration
- R-23 exterior wall insulation and R-60 attic insulation

10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.

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