INCLUDED FEATURES

Murphy Creek Reserve

EFFECTIVE: 06/26/2026

Distinctive Exterior Details

- Engineered roof trusses for strength to support heavy snow loads
- Roof shingles with 30-yr. limited warranty
- Exterior sheathing to provide greater resistance against moisture and air intrusion
- 8-ft. raised-panel energy-efficient insulated entry door
- Underground vapor mitigation piping with 4-in. rough-in stub for future abatement
- Professionally landscaped front yard with sprinkler system
- Individually engineered concrete foundation with pressure-treated sill plates
- Video inspection of underground sewer lines
- 7-ft. high garage door
- Two frost-proof hose bibbs

Interior Craftsmanship

- 2x6 ft. load-bearing wall stud spacing at 24 in. on center and 2x4 non–load-bearing wall stud spacing at 24 in. on center
- 9-ft. first-floor ceilings
- Crawl Space
- Flexible, freeze-resistant polyethylene water supply lines

Fine Finishes

- Interior paint in Alabaster eggshell finish
- Maple framed cabinets, including 42-in. upper kitchen cabinets
- Resilient sheet 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
- Granite countertops with 4-in. backsplash at kitchen and baths

Kitchen

- Undermount stainless steel sink with 1/3 HP garbage disposal
- Stainless steel appliances with 2-yr. warranty, including a glass top range, hood, and **ENERGY STAR® certified** dishwasher
- USB-C port receptacle to conveniently charge your devices
- Ice maker pre-plumbing

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
- Undermount sinks 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
- GFI protected weatherproof outlet at front and rear
- 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
- Gas forced air 95% ECM furnace
- Sealed, insulated, double-pane, low-E2 glass windows with white vinyl frames and patio doors
- R-23 exterior wall insulation and R-60 attic insulation
- All exterior windows and doors flashed for water intrusion resistance and interior comfort
- 14 SEER air conditioner

10-Year Limited Warranty

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

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