

## INCLUDED FEATURES

# Sky Ranch Villas

EFFECTIVE: 11/07/2023



### Distinctive Exterior Details

- Engineered roof trusses for strength
- Shingles with 30-yr. limited warranty
- Traditional wood grain texture siding (per elevation)
- Exterior sheathing to provide greater resistance against moisture and air intrusion
- 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
- Pressure-treated sill plates at foundation
- Video inspection of underground sewer lines
- Exterior and interior lighting fixtures
- Designer-selected exterior color palette

### 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
- A/C pre-wiring
- Hardwired smoke and carbon monoxide detectors with battery back-up
- GFI outlets at wet areas
- 8-ft. first-floor ceilings
- Structured wiring package for phone/cable outlets and fiber optic prep
- Flexible, freeze-resistant polyethylene water supply lines
- Contemporary "knockdown" drywall texture on walls and ceilings

### Fine Finishes

- Maple framed cabinetry at kitchen and baths
- Interior paint in Alabaster
- CRI™ Green Label Plus® certified polyester textured carpeting with cushion in multiple color choices
- Privacy hardware at primary bedroom and baths
- Resilient vinyl flooring in multiple color choices at kitchen, entry, laundry and baths
- Painted 2-panel smooth interior doors with satin nickel hardware

### Kitchen

- Top-mounted stainless steel sink with 1/3 HP garbage disposal
- USB receptacle to conveniently charge your devices
- Laminate countertops with 4-in. backsplash
- Stainless steel appliances with 2-yr. warranty, including a freestanding smooth-top slide-in range, under-cabinet range hood and **ENERGY STAR® certified** built-in multicycle dishwasher
- Chrome pullout faucet

### 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
- Laminate countertops with 4-in. backsplash

### Safety and Security

- Dual glazed, tempered safety glass sliding glass doors with security lock
- Safety glass in windows close to opening doors per current building code

### 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 frame and patio doors
- LED ceiling lights (per plan)
- R-11 vinyl covered fiberglass drape insulation on crawl space/basement wall (per plan)
- Insulated, energy-saving 40-gal. power direct vent gas water heater
- R-23 exterior wall insulation and R-50 attic insulation
- Replaceable premium air filter with MERV 13 rating
- All exterior windows and doors flashed for water intrusion resistance and interior comfort

### 10-Year Limited Warranty

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