

# **Timberland Ranch - INCLUDED FEATURES**

## **10 YEAR LIMITED STRUCTURAL WARRANTY**

### **INTERIOR**

Flat Ceiling Throughout  
Stipple Ceiling  
8'0" Sidewall Height  
Primed Smooth Drywall Throughout  
6 Recessed LED Lights in Kitchen & Nook  
Glass Light Shades Throughout  
Pre-Hung Door Jambs  
Pinned Mortise Hinges  
Metal Interior Passage Sets  
Floor Mount Door Stops  
Oak Stained Hardwood Window Sills  
Smoke Detectors with Battery Back-Up  
Wire Shelving in Guest Closet  
Designer-Coordinated Window Treatments  
2" Mini Blinds Throughout  
"Stacked" Cove Moulding in Living Area  
White 6-Panel Interior Doors

### **EXTERIOR**

**Patina Lantern Light at Front Door**  
**Patina Square Lantern Light at Rear Door**

One GFI-Protected Exterior Receptacle  
Vinyl Dutch Lap Siding  
OSB Sheathing Board Under Siding  
Shingle Roof with 10" Eaves  
Ridgevent Roof Ventilation System  
38x82 White 6-Panel 4-Lite Steel Front Door with a Deadbolt Lock  
34x82 6-Panel Steel Rear Door with a Deadbolt Lock  
**Vinyl Insulated Windows with Grids And Low-E Glass**  
12" Louvered Shutters on Front Door Side  
10' Dormer with Transoms, Lineals and Vertical Accent  
Window Trim Between Non-Mulled Windows

### **CONSTRUCTION**

**\*Energy Star Qualified on Selected Models**

Transverse Floor System:  
2x6 - 28 Wide Models  
2x8 - 32 Wide Models  
2x6 Exterior Walls on 16" Centers\*\*  
30# Roof Load  
Recessed Frame Design

\*Select models can be ENERGY STAR Qualified and be ENERGY STAR labeled after undergoing a field site inspection conducted by a manufacturer's field representative following site installation by our Authorized Independent Retailers.

### **KITCHEN**

30" Deluxe Black Gas Range  
Stainless & Glass Chef's Signature Range Hood  
Skybridge 2x4 Mosaic Tile Behind Range To Ceiling  
18 Cubic Foot, Black No-Frost Refrigerator  
Stainless Steel Sink - 33x19x7  
Empire Brushed Nickel Faucet  
6 Recessed Lights in Kitchen & Nook  
Skybridge 2x4 Mosaic Ceramic Backsplash  
Laminate Countertops  
Crescent Laminate Edging  
1 USB Receptacle

### **BATHS**

One Piece Fiberglass 60" Tub/Shower in 2<sup>nd</sup> Bath  
One-Piece Fiberglass 60" Shower with Doors in Master Bathroom  
Linen Closet in Master Bathroom  
Deluxe Shower Drape at 60" Tubs  
1.6 Gallon Per Flush Elongated Toilets  
China Stool, Tank and Lid  
China Sinks with Pop-up Drains  
Lighted Vent Fan  
Empire Brushed Nickel Faucets  
4" Laminate Backsplash  
Anti-Scald Faucets in Tub/Shower  
Shower Drain with Removable Strainer

### **CABINETS**

**Evermore Custom Cabinetry (KCMA Certified)**  
**Choice of Autumn or Messina Hardwood Oak Cabinetry**  
Upgrade Cabinet Hardware  
Concealed Hinges on All Cabinets  
2 1/4" Crown Moulding on Overhead Cabinets  
Lined Overhead Cabinets  
Microwave Cabinet  
42"/30" Staggered Height Overhead Cabinets with Glass Door Cubbie Overheads  
Adjustable Shelves in Overhead Cabinets  
Drawer Over Door Base Cabinets  
Extended Sink Cabinet (where available)  
Deluxe Roller Guide Drawer System  
Base and Center Shelves in Base Cabinets  
Base Shelf in Vanities  
36" High Master Bath Vanity  
33" High Secondary Vanities

### **UTILITIES**

Plumb and Wire for Washer  
Wire and Vent for Dryer  
40 Gallon Electric Water Heater with Pan Programmable Thermostat  
Air Exchanger System for Furnace  
Auto Ignition Gas Furnace:  
#M1-MB077ABW - 56 and Under  
#M1-MB090ABW - 60 and Over  
White 6-Panel Furnace Door with Grill  
Aluminum Heat Ducts  
Perimeter Heating System with In-Floor Cross-Over  
100 AMP Electrical Service  
Copper Wiring Throughout  
Main Water Line Shut-Off Valve  
Water Shut-Off Valves Where Accessible  
One Exterior Water Faucet  
One GFI Protected Exterior Receptacle

### **FLOORING**

Lucerne/Innovation Carpet  
Rebond Carpet Pad and Tackstrip  
Throughout Except Kitchen, Bathrooms, and Utility Room  
No-Wax Luxflor Vinyl Floor Coverings by Congoleum, Including Foyer

### **BEDROOMS**

Ceiling Lights  
Egress Window Each Bedroom  
Wire Shelving in Wardrobes  
Switched Light in All Walk-In Closets  
Bead Board VOG Closet Walls

### **INSULATION**

R-22 Fiberglass Insulation in Floor  
R-19 Fiberglass Insulation in Walls  
R-31 Avg. Blown Insulation in Ceiling

### **ENERGY EFFICIENT STANDARDS**

Low-E Vinyl Insulate Windows  
R-22 Fiberglass Insulation in Floor, R-19 Fiberglass Insulation in Walls, R-31 Avg. Blown Insulation in Ceiling  
Fiberglass Exterior Doors



\*NOTE: Energy Star qualified Home is not available in Total Electric Homes

\*\*NOTE: Spacing for Framing Members may vary due to Design Requirements

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