

William Ryan Homes Quality Features

WE MAKE IT EASY

Customer Focused Lifestyle Designs

- Flexible Floor Plans w/ Styled Elevations
- Abundant Options to personalize your home in our convenient Selection Centers

MY HOME 24-7 WEBSITE

- Kitchen Visualizer
- Online Option Pricing w/Mortgage Calculator
- Real-time Construction Schedule Overview
- Construction Photo Library
- Building Process Document Vault
- Online Warranty Requests

Customer Transparency

- Guaranteed Pre-established Pricing
- Pre-Construction, Pre-Drywall and Pre-Closing Site Orientations
- 60 Day & 11 Month Warranty Reviews

Preferred Lender Programs and Support

- Multiple Programs w/ Available Rate Locks

William Ryan Homes 1-2-10 Limited/Transferable Warranty

Foundation

- Engineered Post Tension Slab with 3000 PSI Rated Concrete

Exterior

- Distinctive Front Yard Landscape Designs with Multi-Zoned, Programmable Irrigation System
- Two Hose Bibs; One Front and One Rear of Home
- Three Authentic Southwestern Exteriors with Four-Sided Architecture
- Architecturally Distinctive Stucco Finish
- Concrete Driveways and Walks
- Insulated Steel Architectural Garage Doors With Automatic Opener
- Concrete, Color-Through, Architectural Roof Tiles
- Rear and Side Yard Masonry Privacy Wall with 4' Wrought Iron Framed Gate with Wood Slats

FOCUS ON ENERGY

- Premium, Certified Energy Star Partner
- 8' Insulated Fiberglass Designer Entry Door
- Independently Designed High-Efficiency TRANE 14 SEER Air Conditioner/8.5 HSPF Heat Pump System
- Dedicated Air Return in Master Suite
- **Spray Foam Insulation in all Exterior Walls of Livable Space**
- **Spray Foam Insulation on Roof Deck of Conditioned Attic Space**
- Compact Fluorescent Light (CFL) Bulbs
- Dual Pane, "Low-E" Vinyl Windows with Weep Vents
- Brantford Gas 50-Gallon Water Heater
- Whole House Recirculation Pump
- Moen Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Pex-A Water Supply System
- Merv 8 Air Filtration

Kitchens

- **3 CM Granite Slab Kitchen Countertops**
- Kohler Undermount, Stainless Steel, Double Bowl Sink
- Oversized Kitchen Islands
- **GE Appliances**
 - **Smooth Top Cooktop (Gas Optional)**
 - **Built-in Wall Oven and Separate Microwave**
 - **Exterior Vented Cooktop Hood**
 - **4-Level Power Scrub Dishwasher**
- 1/3 HP Garbage Disposal
- Ice-Maker Line to Refrigerator Location
- **Timberlake 42 inch, Recessed Panel Maple Wall Cabinets**

Bathrooms

- Raised Height Master Bath Vanities
- Oversized 5' Walk-in Master Shower
- 12" x 12" Tile Shower in Master Bath w/ **Kerdi Membrane**

- Oversized Secondary Bedrooms with Multi-Level Shelving in the Closets
- Skip Trowel Drywall Texture on Interior Walls with Rounded Corners, including Window Recesses
- Jeld-Wen 2-Panel, Smooth-Finish Interior Doors
- Schlage Lever Interior Door Hardware in Choice of Finish
- Whole House Premium Lighting Package
- 18" x 18" Ceramic Dal Tile Flooring in Foyer, Kitchen, Breakfast Nook, Laundry Room, and Bathrooms
- Mohawk Wall-to-Wall Stain Resistant Carpet

Electrical/Mechanical

- Home Automation Ready -Structured Networking Panel with Power Source, TV, Phone, and Data Modules
- RG-6 Quad Shield High-Performance Coaxial Cabling
- CAT5(e) Data Cabling
- Two (2) Telephone, Four (4) Data, and Four (4) TV Outlets in Pre-Determined Locations
- Dedicated Air Returns in all Bedrooms
- Exterior Coach Lighting at Garage
- Decora Light Switches
- Double Switched Ceiling Fan Pre-Wire in Master Bedroom
- 200 Amp Electrical Service
- Combination Smoke/Carbon Monoxide Detectors for Safety

FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME

(Many Options and Features are Plan Specific*)

- 2nd Floor Bedrooms, Balconies
- Secondary Bedroom Suites
- 16' & 20' Stacking Patio Door Systems
- Extended Covered Patios
- Garage Service Door

*William Ryan Homes reserves the right to change floor plans, specifications, prices or installation methods without notice. Special wall treatments, window treatments, upgraded floor covering, Softscape/hardscape landscaping and many other items featured in and around the model homes are decorator suggested and may not be included in the purchase price. In addition, the Quality Features listed above may not apply if additional options or upgrades are selected with a home. See a William Ryan Sales Counselor for specific information. (Above information is valid through the date on the reverse side of this document)

