

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
- 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
- Mechanical Engineered High-Efficiency 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
- LED Bulbs
- Dual Pane, "Low-E" Vinyl Windows with Weep Vents
- Brantford Gas 50-Gallon Water Heater
- Moen Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Sterling Elongated Toilets
- 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
- Walk-in Pantry
- GE Appliances
 - Electric Cooktop (Gas Available)
 - Built-in Wall Oven and Separate Microwave
 - Exterior Vented Hood
 - 4-Level Power Scrub Dishwasher
- 1/3 HP Garbage Disposal
- Ice-Maker Line at Refrigerator
- Timberlake 42 inch, Recessed Panel Maple Wall Cabinets

Bathrooms

- 3 CM Granite Slab Master Countertops
- Raised Height Master Bath Vanities
- Oversized Walk-in Master Shower
- 12"x 12" Tile in Master Bath Shower w/ Kerdi Membrane

Interior Finish

- 10' Ceiling Height
- 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 8' Interior Doors at Master Suite
- Schlage Lever Interior Door Hardware in Choice of Finish
- 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
- Exterior Coach Lighting at Garage
- Decora Light Switches
- Double Switched Ceiling Fan Pre-Wire in all Bedrooms, Great Room
- Whole House Premium Lighting Package
- 200 Amp Electrical Service
- CAT5(e) Data Cabling
- RG-6 Quad Shield High-Performance Coaxial Cabling
- Two (2) Telephone, Four (4) Data, and Four (4) TV Outlets in Pre-Determined locations
- Combination smoke/Carbon Monoxide Detectors for Safety
- Pre-Plumbed Soft Water Loop
- Pre-Plumbed R.O. System
- Two Hose Bibs; One Front and One Rear of Home

FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME

(Many Options and Features are Plan Specific*)

- 2nd Floor Bedrooms, Balconies, Extended Great Room and Study
- Secondary Bedroom Suites
- Deluxe Free Standing Tub at Master Bath
- 16' & 20' Stacking Patio Door Systems
- "Cornerless" Door Systems
- Extended Covered Patios

*William Ryan Homes reserves the right to change floor plans, specifications, prices or installation methods without notice. Special wall treatments, window treatments, upgraded floor coverings, 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)

