

# Spinell Homes Signature Series Features

July 13, 2020

## **Comfortable Interiors**

- Stain-release nylon (30oz) wall to wall carpet with 6 lb. pad; Builder grade vinyl entry, baths & kitchen
- Cathedral ceilings in living areas (most plans)
- 36" Direct vent gas fireplace with log kit, tile face & hearth, drywall surround & mantle
- Raised panel pure white enamel doors with matching trim
- Interior base & casing to be Colonial 2¼"
- White post to post interior handrail
- "Parisian Taupe" interior body - satin finish "Pure White" interior trim - gloss finish
- Brushed nickel door hardware
- White plumbing fixtures with chrome hardware
- Comfort height master vanities
- Selection of lighting fixtures (Lighting allowance \$1700)
- Fiberglass tub and shower surrounds
- Laminated "I" beam floors – "The Quiet Ones" – screwed and nailed
- 2 x 6 construction, 16" on center

## **Low-Maintenance Exteriors**

- Choice of front elevation (most plans) – see sketch of plan
- Lap siding on front elevation with house wrap and trim wrap around windows
- Choice of exterior paint colors from Spinell Homes samples
- Trex decking on walking surfaces, painted cedar pickets and handrail
- Insulated metal garage doors
- Black asphalt shingles
- Raingutters over front entries (depending on elevation)
- Raised panel insulated fiberglass entry door with deadbolt
- Asphalt driveways

## **Gourmet Kitchens**

- Maple recessed panel cabinets
- Custom laminate countertops with maple splash and edge
- Self-cleaning electric range with vented range hood and dishwasher
- Appliances color choices White/White or Black/Black with radiant top range
- Double stainless steel sink with sprayer and garbage disposal
- Plumbing for ice maker

## **Energy Efficiency**

- Alaska Five-Star Energy Rating
- 95% gas forced air single stage furnace
- Programmable set-back thermostat
- Gas garage unit heaters
- On Demand hot water heaters
- Thermopane low-E argon gas-filled vinyl windows and slider doors
- R-21 walls and crawl space, and R-49 ceiling insulation

## **Thoughtful Conveniences**

- Smoke and Carbon Dioxide detectors
- (2) prewired TV and (2) phone outlets
- Insulated and firetaped garages
- Two exterior hose bibs
- Pre-wired for garage door opener
- Headbolt heater outlet and exterior outlet at rear of house
- (2) electrical outlets in garage
- Garage floor drain

## **Ten Year Structural Warranty**

In an effort to continually upgrade its product, Spinell Homes reserves the right to substitute equal or better products. In addition, rendered floor plans reflect most standard features but some optional items may also be shown. In case of discrepancies the written standard features will prevail.

**Valley Homes – include architectural 110MPH roof shingles**