

Spinell Homes Premier Series Features

October 2021

Comfortable Interiors

- Stain-release nylon (36 oz) wall to wall carpet with 6 lb. pad; **upgrade entry flooring allowance**; Vinyl baths & kitchen
- Cathedral ceilings in living areas and **master suites** (most plans)
- 36" Direct vent gas fireplace with log kit, **upgrade tile** face, drywall surround & mantle
- Raised panel "Pure White" enamel doors with matching trim
- **4" Interior Heritage base & 2 1/4" Heritage casing**
- **Natural maple (lacquered)** post to post interior handrail
- "Parisian Taupe" interior body - satin finish "Pure White" interior trim - gloss finish
- Brushed nickel door hardware
- Selection of lighting fixtures (Lighting allowance \$2200)
- White plumbing fixtures with chrome hardware
- Comfort height master vanities
- **Upgraded master closet shelves**
- Fiberglass tub and shower surrounds
- **Deep garden tubs in master suite with separate shower (most plans)**
- Laminated I-joist floors (screwed and nailed) with 2 X 6 exterior walls at 16 inch 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 (Body color includes: body, garage door, man door, handrails (if applicable). Trim includes: Trim around front door, around garage door, around windows and fascia boards)
- Composite decking on walking surfaces, painted cedar pickets and handrail
- Insulated metal garage doors, **garage door opener (main door)** and garage floor drain
- Black asphalt shingles
- Rain gutters over front entries (depending on elevation)
- Raised panel insulated fiberglass entry door with deadbolt
- Asphalt driveways
- Window screens included on all opening windows NOTE DOESN'T INCLUDED A SCREEN DOOR

Gourmet Kitchens

- **Upgraded raised panel maple cabinets, choice of color**
- Custom laminate countertops with maple splash and edge
- **(5) LED flush mount lights in kitchen**
- 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% AFUE gas condensing forced air furnace with programmable thermostat and garage unit heater
- 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
- 70% High Efficiency Lamps. Compact Fluorescent Light Bulbs

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 110 MPH roof shingles