

Texoma

Collection: The Scissortail Collection Floor Plan: Texoma

Square Feet: 1,603 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A



Elevation B





This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% more energy efficient than a typical existing home







Included Features

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Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring *Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring) *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes

permitted after 09/01/2023)

Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Bathroom

Undermount sinks Single Sink in Primary Bath

One piece shower enclosure in all baths

Price Pfister® Pfirst series bathroom faucet and shower trim

Ceramic tile floor

Square undermount sinks in all baths

1.6 cm granite or quartz in all baths with 4" backsplash Vanity cabinet with kneespace in primary bath (varies per plan)

Interior Finishes

Square corners

Ceramic Tile in baths and utility Window Sill and Apron at all windows

Ceiling fans in living room (box rated for ceiling fans in all bedrooms)
Raised 9' ceiling in living areas and primary bedrooms (in single story plan)

Hand textured walls

3" paint grade baseboard and casing Insulated entry door (panel style may vary)

Luxury Vinyl in all kitchen, dining room, living room, entry and hallways Wall-to-Wall plush cut loop berber carpet with 1/2" 6 lb. pad in all bedrooms and

bedroom closets

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Energy-efficiency

LED lights throughout Continuous eave roof ventilation R-8 Perimeter foam insulation at slab

Up to 96% efficient tankless water heater

R-15 blown-in insulation in external walls. Excludes garage

Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work

Energy Star certified home (homes permitted after 01/01/2024) Polycel caulking around windows, doors and joints (energy efficient caulking package)

HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Garage

Garage pre-wired for garage door opener

Finished 2-car garage with wall texture, trim and paint

Pull-down attic access in garage (per plan)

Safety

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Sheetrock screwed to studs/walls (except Barrel Ceilings)

Kwikset door Hardware, including Smartkey functionality at all exterior doors

Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof

Smart Home Features

Wifi-Enabled Samsung Range

Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode

Exterior Finishes

Scissortail Landscaping package 2 Woodford freeze-proof exterior water spigots Brick exterior with partial siding (varies per plan) Brick Mailbox

Diverter over entry and AC Pad (vary per plan) Minimum of 2 exterior waterproof electrical outlets

Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty

Manufacturer's limited lifetime shingle warranty

Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

Kitchen

1.6 cm quartz countertops Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal w/ air switch

Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)

Price Pfister kitchen faucet

Tiled backsplash up to the bottom of cabinets

Single bowl stainless steel 8" deep under mount kitchen sink Samsung stainless steel top control dishwasher, over the range microwave, and wifi

enabled free-standing gas range

Buyer's Initials ___ ___ Buyer's Initials __ Seller's or its Representative's Initials _



Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

