



Bradford

Collection: The Village Collection Floor Plan: Bradford

Square Feet: 1,416 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



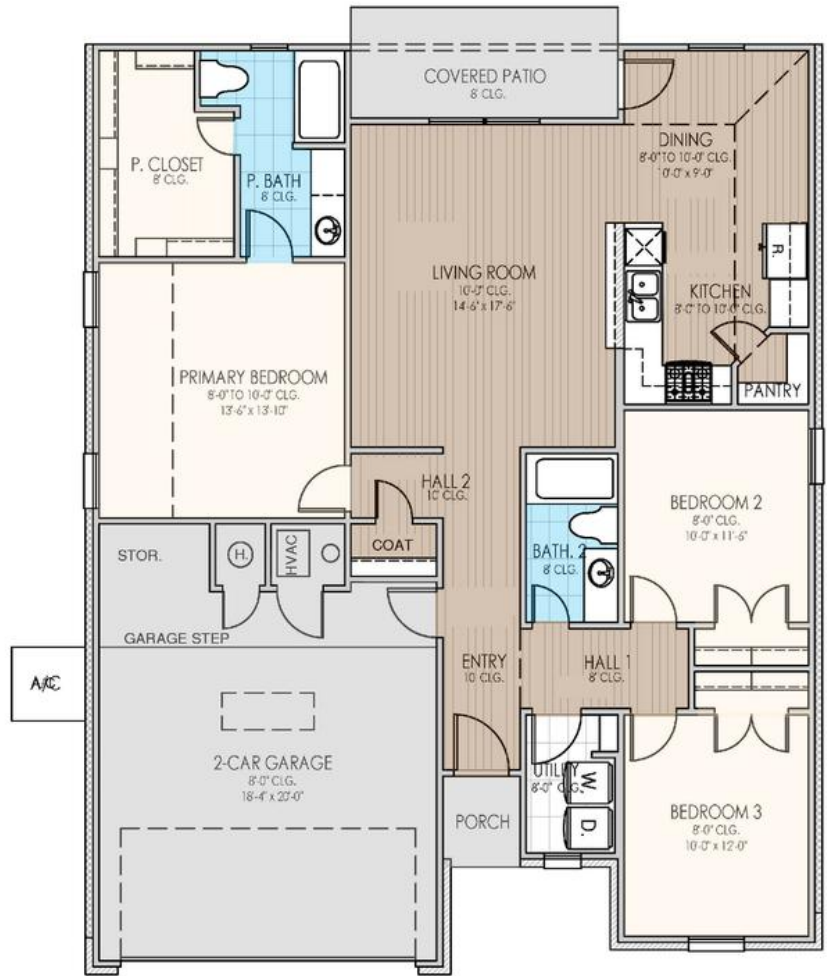
Elevation D



Elevation E



Elevation F





Included Features

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Bathroom

Quartz bathroom countertops
Fiberglass shower pan with choice of tile and glass door with towel bar in primary bath
Fiberglass shower / tub combo with choice of tile in hall bath
Choice of Luxury Vinyl in all baths

Delta®, or equal, bathroom faucet
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included
Primary bath comes standard with kneespace (plan may vary)

Interior Finishes

Insulated entry door (panel style may vary)
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways
2 1/4" paint grade baseboard and casing throughout, including the garage
Pull-down attic access in garage (in single story plan)

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Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Finished 2-car garage with wind resistant steel insulated garage door
All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas
Hand textured walls, including the garage
Garage Door Opener with 2 Remotes and Wifi Connectivity

Inspections / Engineering

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

Energy inspection performed twice on all homes to verify installation quality of all energy features

Energy-efficiency

97% efficient tankless water heater
Polyceal caulking around windows, doors and joints (energy efficient caulking package)

Radiant barrier roof decking
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
R-15 blown-in insulation in external walls. Excludes garage
R-38 blown-in insulation in attic
R-6 Insulated and mastic sealed A/C ducts
Gas Furnace for Heating

R-19 batt insulation in sloped ceiling
Elevate®, or equal, Low-E glass with Argon Gas, tilt-in vinyl windows
HERS testing before drywall, and before closing
Roof Ventilation system

Construction / Plumbing / Electric / Mechanical

Electric dryer connection in utility room
16 SEER electrical central air conditioning
Schluter® Systems Waterproof membrane system behind every tub and shower wall
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer
Kitchen Exhaust Vented to the Outside

Exterior 2 x 4 stud-grade lumber walls (16" on center)
RG6 quad shield cable wiring (at least 3 cable outlets)
Structural Framing Members designed and inspected by a 3rd party engineer
30year 130 MPH rated shingles
Expandable AquaPEX tubing and connectors for water lines

Safety

Anchor bolts that secure perimeter walls to foundation
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

*Kwikset Smart Key locks and hardware
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Taexx® Pest Control Tubes ran throughout home

Exterior Finishes

Minimum of 2 exterior waterproof electrical outlets
Two Freeze-Proof Exterior Water Spigots
Full Sod in front and side yards. Back yard to have 20' from back porch
Concrete-covered patios available (vary per plan)
Guttering on front elevation (vary per plan)

Shutters and/or dormers (vary per plan)
Brick exterior with LP® Smart Trim siding
Semi-gloss exterior paint with two colors
Composite Shutters and/or accents (vary per plan)

Warranties

Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty
HomeTeam Pest Defense Termite warranty

Manufacturer's limited heating & cooling units warranty
Builder's limited one-year warranty
DUPONT TYVEK HOMEWRAP 10 year warranty

Kitchen

1/3 horsepower sink garbage disposal
2 cm quartz kitchen countertops with tile backsplash

Delta® kitchen faucet
WIFI oven integrated in the Samsung® range

Water line for refrigerator icemaker
4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher
Over-the-range stainless steel Samsung® microwave with exterior venting
Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware

Buyer's Initials _____ Buyer's Initials _____ Seller's or its Representative's Initials _____

* Features subject to availability.

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.

