



# Spruce

Collection: The Scissortail Collection Floor Plan: Spruce

Square Feet: 1,518 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation D



Elevation F



Elevation G



# 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

Full sod  
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 \_\_\_\_\_ 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.

