



# Bradford Elite

Collection: The Collection Floor Plan: Bradford Elite

Square Feet: 1,427 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





# Included Features

**Collection:** The Collection **Floor Plan:** Bradford Elite

**Square Feet:** 1,427 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## 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

15.2 SEER electrical central air conditioning

Sheetrock screwed to studs/walls (except Barrel Ceilings)

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Sheetrock screwed to studs/walls

6 mil poly moisture barrier under slab

Heat-taped condensation lines (attic only)

Protective ground fault interrupter circuits

Exterior 2 x 4 stud-grade lumber walls (16" on center)

\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

## Bathroom

Undermount sinks

Framed mirrors in all baths

Fiberglass shower / tub combo in hall bath

2 cm granite or quartz countertops with 4" backsplash

\*Price Pfister® bathroom faucet (choice of satin nickel or black)

Ceramic tile floor

Tiled shower in master bath

Light over primary bath showers (varies per plan)

\*Schluter-KERDI Shower System behind all shower walls

## Interior Finishes

Square corners

3" paint grade baseboard and casing

Insulated entry door (panel style may vary)

Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Hand textured walls

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Standard wood-look tile selections in living room, dining, kitchen, entry and hall

Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Inspections / Engineering

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Energy-efficiency

Radiant barrier roof decking

R-44 blown-in insulation in attic

Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work

Energy Star certified home (homes permitted after 01/01/2024)

Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Continuous eave roof ventilation

R-8 Perimeter foam insulation at slab

R-8 Insulated and mastic sealed A/C ducts

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

Polycel caulking around windows, doors and joints (energy efficient caulking package)

## Garage

Pull-down attic access in garage (per plan)

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)

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

## Safety

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors

Anchor bolts that secure perimeter walls to foundation

## Smart Home Features

Wifi-Enabled Samsung Range

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)

2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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

Kwikset door hardware, including Smartkey functionality at all exterior doors

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

## Exterior Finishes

Full sod

Brick on back of home

Upgraded glass front door

2 Woodford freeze-proof exterior water spigots

Wellington Landscaping Package with Stone Border

8/12 roof pitch

Enhanced exterior accents

Brick mailbox with cast stone address block

Guttering 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 lifetime limited shingle warranty

Builder's limited one-year warranty

Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

## Kitchen

Price Pfister kitchen faucet

3cm granite or quartz kitchen countertops

Undermount single basin kitchen sink (stainless steel)

Water line for refrigerator icemaker

1/3 horsepower sink garbage disposal w/ air switch

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

\* 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.

