Bradford

Community Specification Sheet

These features are unique to your Community. Any exceptions to the Collection Standards described below are noted here.

Category	Specification
Community Specific: Foundation	24" Stem Wall Foundation w/ 4 sides brick wrap
Community Specific: Exterior Siding	Certain Teed® Fiber cement siding
Community Specific: Exterior Trim	Certain Teed® Cement board soffits and porch ceilings; LP Fibertrim® Fascia and corners
Community Specific: Landscaping	Tree and shrub landscape package - (12) Plants, (1) Tree, Pine Straw Beds, Fescue Sod to Rear Corners of Home, Seed & Straw Rear (per community)
Community Specific: Garage	~~2-Car~~ *1 - car*
Community Specific: Garage Door	~~2-Stall Garage with carriage style doors, hardware, and windows;~~ *1-car*
Community Specific: Driveway/Sidewalk	~~Full 2 Car Driveway to street w/Tapered Driveway no wider than 12 ft. at curb~~ *1-car*
Community Specific: Furnace Room Ventilation	Solid Core w/vents
Community Specific: Utilities	None
Community Specific: Mailbox	None
Community Specific: Unique Elevation Reqirements	~~Community specific front elevation architectural details; In all planning areas, except as stated below, the front setback of a street-facing, attached garage or carport shall be recessed a minimum of 10 feet behind the front façade of the house and shall be a minimum of 20 feet behind the front property line; except if the house has a porch with a depth of at least six feet extending alonga minimum of 60 percent of the front façade (excluding garage width), the attached garage shall be a minimum of 10 feet behind the front of the porch, but not in front of the front facade~~ *N/A*
Collection Specification Exceptions: Misc	None

Elements Specification Sheet

Any exceptions to the specifications listed are noted in the Community Specifications (above).

Exterior: Masonry	Brick/stone applied to front facades only (per Elevation); all return walls will have vinyl/cement siding (per siding specification)
Exterior: Shutters	Mid America® Vinyl Shutters (per elevation)
Exterior: Windows	Anderson or PlyGem Low-E, single hung, dual pane, vinyl windows with screens
Exterior: Front Door	ThermaTru® Classic 6'8" six-panel steel insulated entry door with deadbolt
Exterior: Front Door Light	Seagul® Outdoor wall light (03IOL12BK) or flush mount light (6277-863) (per plan)
Exterior: Rear Door	ThermaTru® Classic Full light 6'8" steel rear door with deadbolt
Exterior: Rear Door Light	Seagul® 03IOL20BK Outdoor wall light
Exterior: Ext Door HW	Schlage® Builder Basic Brushed stainless door hardware
Exterior: Garage-To-House Door	6' 8" six-panel steel door
Exterior: House-To-Garage Steps	Treated Lumber (when required)
Exterior: Garage Doors	Wayne-Dalton® 9100 (1-2) 8'x7' or (1) 16' x 7' insulated garage doors (Sonoma) (per plan)
Exterior: Coach Lights	None
Exterior: Shingles	TAMKO® Heritage 30 Year architectural shingles
Exterior: Porch Type	Full or Partial Porch (per elevation)
Exterior: Porch & Porch Step Railing	Painted wood rail and spindles (per elevation & as required per building codes)
Exterior: Gutters	4" Seamless aluminum gutters with downspouts and splash blocks
Exterior: Driveway/Sidewalk	4" Concrete
Exterior: Rear Stoop	3x3 concrete stoop
Interior: Fireplace	None
Interior: Lighting - Recessed Can Lights	None
Interior: Lighting - Foyer	Seagul® 4551035-962 fixture (BN)
Interior: Lighting - Dining Room	Maxim® 6260-1290 fixture (BN)
Interior: Lighting - Great Room	Seagul® 6276-603 fixture (BN)
Interior: Lighting - Hallways, Closets, Utility Room, & Common Areas	Varies per location, per plan. See Showroom.
Interior: Lighting - Master Bedroom	Ceiling light rough-in with switch
Interior: Lighting - Secondary Bdrms	Ceiling light rough-in with switch
Interior: Lighting - Garage	Keyless light fixture with bulb and switch
Interior: Trim - Built ins	MDF Painted built-in bench with cubbies (per plan)
Interior: Trim - Crown Molding Locations	None
Interior: Trim - Interior Openings	Drywall Wrapped
Interior: Trim - Column Details	Drywall wrapped (per plan)
Interior: Window Trim	Drywall wrapped window
Interior: Trim - Baseboard & Casing	MDF Colonial style base trim and casings
Interior: Trim - Ceiling Treatments	None
Interior: Trim - Study Ceiling	None
Interior: Trim - Wainscot Locations	None
Interior: Stair Parts - 1st Floor	Half-wall with painted MDF cap at 1st floor stairs
Interior: Stair Parts - 2nd Floor & Overlooks	Half-wall with painted MDF cap at 2nd floor stairs; oak (painted and/or stained) newel post and ballusters at overlooks
Interior: Stair Treads	Mohawk® Boxed / Carpet treads
Interior: Interior Doors - 1st Floor	Masonite® 6'8" Hollow core doors (2 or 6 panel)
Interior: Interior Doors - 2nd Floor	Masonite® 6'8" Hollow core doors (2 or 6 panel)
Interior: Int Door HW	Schlage® Builder Basic® interior door hardware (knobs) (BN)
Interior: Flooring - Default 1st Floor	Armstrong® Vinyl flooring in foyer, kitchen, powder/bathroom, garage entrance/mudroom area. Mohawk® Carpet (Level 1) in living /great room, dining room, hallways, "My Space" areas and 1st floor bedrooms
Interior: Flooring - Default 2nd Floor	Armstrong® Vinyl flooring in bathroom, laundry and/or utility room (per plan). Mohawk® Carpet (Level 1) in all bedrooms, hallways and living areas
Interior: Flooring - Carpet Pad	5.5lb carpet pad
Interior: Flooring - Mechanical/Storage Rooms	Armstrong® Vinyl Flooring
Interior: Drywall - House	Smooth finish walls and ceilings
Interior: Drywall - Garage	Rough tape seams; no insulation of exterior walls; ceiling insulation under living space only
Interior: Paint - Walls	Sherwin Williams® Painters Edge® Flat wall paint (white)
Interior: Paint - Trim	Sherwin Williams® Painters Edge® Semi-gloss (white)
Interior: Shelving - Master Bedroom	Closet Maid® Wire ventilated single hung shelving

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Category	Specification
Interior: Shelving - Secondary Bedrooms	Closet Maid® Wire ventilated single hung shelving
Interior: Shelving - Pantry	Closet Maid® Wire ventilated shelving (5 shelves)
Interior: Shelving - Linen Closets	Closet Maid® Wire ventilated shelving (5 shelves)
Interior: Shelving - Other Closets	Closet Maid® Wire ventilated single hung shelving
Kitchen: Cabinets	Echelon® Advantage birch w/ 30" / 36" uppers with castle design, crown molding, refigerator end panels & cabinet above refrigerator
Kitchen: Cabinets - Island (per plan)	Echelon® Advantage birch w/ Laminate woodgrain skin with corner bead trim and brackets (per plan)
Kitchen: Cabinets - Hardware	None
Kitchen: Cabinets - Butler Pantry (per plan)	Echelon® Advantage birch w/ 30" / 36" uppers with pre-formed Wilsonart laminate countertop with integrated backsplash (per plan)
Kitchen: Cabinets - Under Upper Cabinet Electrical	None
Kitchen: Cabinets - Trash Can	None
Kitchen: Cabinets - Tilt Out Sink Tray	None
Kitchen: Cabinets - Drawer Upgrades	None
Kitchen: Cabinets - Lower Slide Out Shelves	None
Kitchen: Countertops	Wilsonart® Pre-formed laminate countertop with integrated backsplash
Kitchen: Backsplash	Dal-Tile® 12" ceramic tile backsplash
Kitchen: Plumbing - Faucet	Moen® Chateau (7430) Single - handle with side spray (CH)
Kitchen: Plumbing - Sink	ProFlo® PFT332264 22 gauge (6"depth) Stainless steel double bowl
Kitchen: Appliances -Range Hood	Broan® B413001(W) or B413023(B) Range hood (black or white)
Kitchen: Appliances - Microwave Hood	None
Kitchen: Appliances - Dishwasher	Whirlpool® WDF110PABW, WDF110PABB Dishwasher (black or white)
Kitchen: Appliances - Oven/Microwave Combo	None
Kitchen: Appliances - Range	Whirlpool® WFC150MOEW, WFC150MOEB Electric range (white or black)
Kitchen: Appliances - Disposal	ISE® Badger 1 Under sink 1/3 hp disposal
Kitchen: Trim - Beams	None
Kitchen: Lighting - Breakfast Nook	Maxim® 6260-203 fixture (BN)
Kitchen: Lighting - Island (per plan)	None
Kitchen: Lighting - Overhead	Seagul® 6260-3263 fixture (BN)
Master Bathroom: Cabinets - Vanity	Echelon® Advantage birch raised w/ single - bowl (size and style per plan)
Master Bathroom: Cabinets - Hardware	None
Master Bathroom: Countertops	White cultured marble vanity top with built-in sink
Master Bathroom: Flooring	Armstrong® Vinyl flooring
Master Bathroom: Lighting - Vanity Ligthts	Seagul® 4540011-773 3-light fixture (BN) (per bowl)
Master Bathroom: Lighting - Exhaust Fan	Broan® 678 Exhaust fan/light combination
Master Bathroom: Plumbing - Soaking Tub	None
Master Bathroom: Plumbing - Tub Faucet	None
Master Bathroom: Plumbing - Tub/Shower or Shower	Sterling® Medley (71370122) Vikrell 60"x30" tub/shower unit w/walls
Master Bathroom: Plumbing - Shower or Tub/Shower Faucet	Moen® Chateau (TL183) Single - handle Shower Faucet (CH)
Master Bathroom: Plumbing - Number of Vanities	Single or double (per plan)
Master Bathroom: Plumbing - Vanity Faucet	Moen® Brantford (6610) or Eva (6410) Dual - handle w/ 4" Centerset (CH)
Master Bathroom: Plumbing - Toilet	Gerber® Maxwell 21-402 Standard height, round 1.6gpf (white)
Master Bathroom: Accessories - Mirrors	Plate (1 - 2 per plan)
Master Bathroom: Accessories - Shower Door/Shower Rod	Shower rod
Master Bathroom: Accessories - Bath Hardware	Moen® Mason (1) Towel bar and (1) paper holder (CH)
Secondary Bathroom: Cabinets - Vanity	Echelon® Advantage birch w/ single - bowl (size and style per plan)
Secondary Bathroom: Cabinets - Hardware	None
Secondary Bathroom: Countertops	White cultured marble vanity top with built-in sink
Secondary Bathroom: Flooring	Armstrong® Vinyl flooring
Secondary Bathroom: Lighting - Vanity Light	Seagul® 6260-301 4 light strip (CH)
Secondary Bathroom: Lighting - Exhaust Fan	Broan® 678 Bath exhaust fan/light
Secondary Bathroom: Plumbing - Tub/Shower	Sterling® Medley (71370122) Vikrell 60"x30" tub/shower unit w/walls
Secondary Bathroom: Plumbing - Vanity Faucet	Moen® Brantford (6610) or Eva (6410) Dual - handle w/ 4" Centerset (CH)
Secondary Bathroom: Plumbing - Tub/Shower Faucet	Moen® Chateau (TL183) Single - handle Tub/shower faucet (CH)
Secondary Bathroom: Plumbing - Toilet	Gerber® Maxwell 21-402 Standard height, round 1.6gpf (white)
Secondary Bathroom: Accessories - Mirror	Plate (1 - 2 per plan)
Secondary Bathroom: Accessories - Bath Hardware	Moen® Mason (1) Towel bar and (1) paper holder (CH)
Powder Room: Cabinets - Vanity	None
Powder Room: Cabinets - Hardware	None
Powder Room: Countertops - Sink	None

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Powder Room: Flooring	Armstrong® Vinyl flooring
Powder Room: Plumbing - Lav Faucet	Moen® Brantford (6610) or Eva (6410) Dual - handle w/ 4" Centerset (CH)
Powder Room: Plumbing - Toilet	Gerber® Maxwell 21-402 Standard height, round 1.6gpf (white)
Powder Room: Plumbing - Pedestal Sink	Gerber® Maxwell 22-504 Petite w/4" Centerset hole drill (white)
Powder Room: Lighting	Seagul® 4540010-773 Two Light (BN)
Powder Room: Lighting - Exhaust Fan	Broan® 688 Fan
Powder Room: Accessories - Wainscot Trim	None
Powder Room: Accessories - Mirror	Oval beveled mirror
Powder Room: Accessories - Bath Hardware	Moen® Mason (1) Towel ring and (1) paper holder (CH)
Laundry Room: Cabinets	Echelon® Advantage Folding table with laminate countertop - no cabinet (per plan)
Laundry Room: Cabinets - Hardware	None
Laundry Room: Flooring	Armstrong® Vinyl flooring
Energy: Energy - HERS Energy	HERS Energy rated by third-party
Energy: Energy - Pre-drywall Inspection	Pre-drywall energy inspection by third-party
Energy: Energy - Blower Door Test	Blower door tested for air leakage by third-party
Energy: Lighting - Lightbulbs	Compact Fluorescent light bulbs (per fixture)
Energy: House Wrap	Weyerhauser® REX Vapor barrier
Energy: Insulation - Walls	CertainTeed® Unfaced BATT R-13 fiberglass insulation (conditioned space)
Energy: Insulation - Ceiling	CertainTeed® Blown Cellulose R-30 blown insulation (living areas)
HVAC: Furnace	Carrier® Electric heat pump is standard (individual climate zone per floor) (1 - 2 per plan)
HVAC: A/C Unit	Carrier® 14 SEER air conditioning unit (1 - 2 per plan)
HVAC: Thermostat	Honeywell® TH4210D1005 (1) Thermostat per floor (programmable)
Electrical: Main Service	Eaton® CH42B200K 200 Amp Electrical service
Electrical: Baseboards Outlet	None
Electrical: Switches/Outlet Covers	White switches and outlet covers
Phone: Electrical - Phone/Cable Outlets	(2) Phone outlet and (2) cable outlets
Cable: Electrical - Smoke/Carbon Monoxide Detectors	Smoke and carbon monoxide detectors per code
Electrical: Garage Door Opener	Garage door opener prewire
Electrical: Exterior Electrical Outlets	(2) weatherproof electric outlets (Determined by code)
Plumbing: Water Heater	Rheem® Fury 82V52-2 50 gallon electric water heater
Plumbing: Supply Lines	Rehau® PEX® system plumbing supply lines
Plumbing: Hose Bibs	(2) hose bibs (location per plan)
Structural: Framing	Georgia Pacific® Stick framed construction
Structural: Framing - Studs - Walls	16" on center studs throughout home
Structural: 1st Floor Ceiling Height	9' first floor ceilings
Structural: 2nd Floor Ceiling Height	8' second floor ceilings (per plan)
Structural: 2nd Floor System	Georgia Pacific® Engineered I-Joist 2nd floor system
Structural: Roof Trusses	Engineered roof trusses
Structural: Exterior Wall/Roof Sheathing	OSB exterior wall and roof sheathing
Structural: Sub-Floors	OSB sub-floors, glued and screwed (2nd floor only)
Warranty: Structural	PWC® 10-year structural insurance backed warranty

Buyer Signature:_____   Date:_____

Buyer Signature:_____   Date:_____