

# Bradshaw Glen

## Standard Features

### ENERGY SAVING FEATURES

- Lennox Merit series 80% AFUE gas furnace with 13.0 SEER high-efficiency air conditioning
- Tech Shield radiant barrier roof decking
- Two HVAC systems with programmable thermostat (1 per floor)
- Energy Star Rated double pane tilt-sash vinyl insulated windows with low 'e' glass (screens included on operable windows)
- R-30 blown fiberglass ceiling insulation
- R-13 fiberglass sidewall insulation
- Energy Saving Green Guard house wrap
- 50-gallon natural gas water heater
- Gas line for cooking
- Electric line for clothes drying
- Sealed unit direct-vent gas log fireplace with choice of stone or brick surround

### CONSTRUCTION

- Pre-engineered open web floor systems, per plan
- Pre-engineered roof truss systems, per plan
- CertainTeed Landmark architectural roof shingles
- ¾" tongue and groove OSB sub-flooring glued and screwed to floor system w/50 year warranty
- All footing, slabs and foundations poured with 3000 psi concrete
- Entire house sheathed with OSB plywood
- Integrated Pest Defense "tubes in the wall" interior pest management system

### EXTERIOR FEATURES

- CertainTeed cement lap siding & shake siding, per plan
- Concrete patio on slab homes, deck on basement homes, per plan and site condition(s)
- Custom designed landscape package per lot with sodded yards
- Custom mailbox and post
- Raised panel steel carriage style garage door(s)
- Flood lights front and rear
- Custom designed exterior color schemes for each home
- 2 exterior hose bibbs
- 5" gutters with 3x4 rectangular downspouts

### BATHROOMS

- Tyvarian cultured marble counter tops in baths with under mount china sinks
- Custom tile shower in master bath
- 6' Garden tub in master bath, per plan
- Tile floors in master bath, guest bath, and laundry room
- Raised height vanities in all bathrooms
- Chrome, brushed nickel, or oil rubbed bronze faucets and shower trim in master, guest bath(s), and powder room
- Elongated toilets in all baths
- Steel tub w/tile surround in guest bath(s), per plan

### INTERIOR DETAIL

- Custom trim package per plan to include crown in master bedroom, dining room, family room and chair rail and panel boxes in dining room
- All entry doors have deadbolts
- 2-1/4" Site-finished oak hardwood floors in foyer, kitchen, breakfast, dining room, and powder room, per plan
- Wall to wall carpet with 6# padding by Shaw in bedrooms, hallways, and family room
- Moen brand plumbing fixtures
- Choice of brushed nickel or oil rubbed bronze egg knob door knobs
- Professionally designed brushed nickel or bronze lighting packages per plan
- Ceiling fan with light kit in great room and master bedroom
- Structured wiring package including cable TV, security, phone, and data (security prewired only)
- Basement stubbed for full bath and lift can, if necessary
- Garage door openers standard, per plan

### KITCHEN

- Granite countertops with tile backsplash
- Built-in kitchen appliance package includes: 30" cooktop, double oven, microwave hood, and dishwasher by Whirlpool
- Black or Stainless steel appliance package
- Under mount stainless steel double bowl sink with Moen Brantford faucet in choice of chrome, brushed nickel or oil rubbed bronze
- Custom designed kitchen layouts
- Pantry with ventilated shelving (per plan)
- Icemaker connection at refrigerator
- In-Sink-Erator 1/3 hp food disposal

### WARRANTIES/GUARANTEES

- Greater Atlanta Homebuilders Association Homeowner Handbook Warranty
- Builder's 1 year warranty
- 2 Year mechanical warranty (Plumbing, HVAC and Electrical)
- Manufacturer's limited warranties

### QUALITY COMMITMENT

- Pre-Construction meeting for design changes and layout of home on homesite
- Pre-Drywall and Electrical walk through
- Builder pre-closing orientation walk-through
- Builder Commitment to Quality and Craftsmanship

Please ask about our available upgrades and options

The information shown here is not a part of a legal contract and is subject to errors, omissions and changes . Updated: November 1, 2013

To learn more about Spencer-Love Homes, LLC please visit our website [www.spencerlovehomes.com](http://www.spencerlovehomes.com)

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