

Silvercrest Introduces the All New

Bradford

SERIES



SILVERCREST®

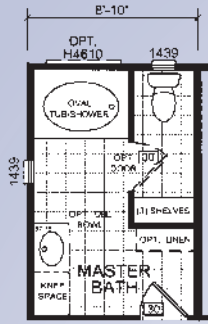
BD-08

3 Bedrooms
2 Bathrooms

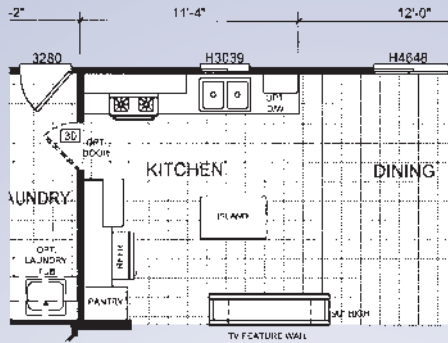
1493 Sq. Ft.

Bradford

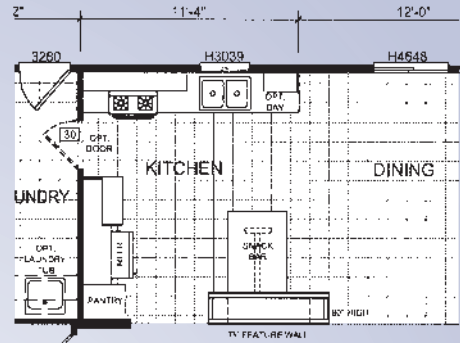
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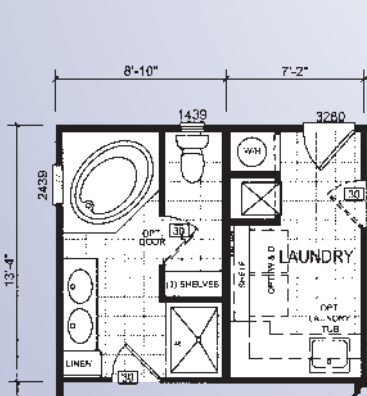
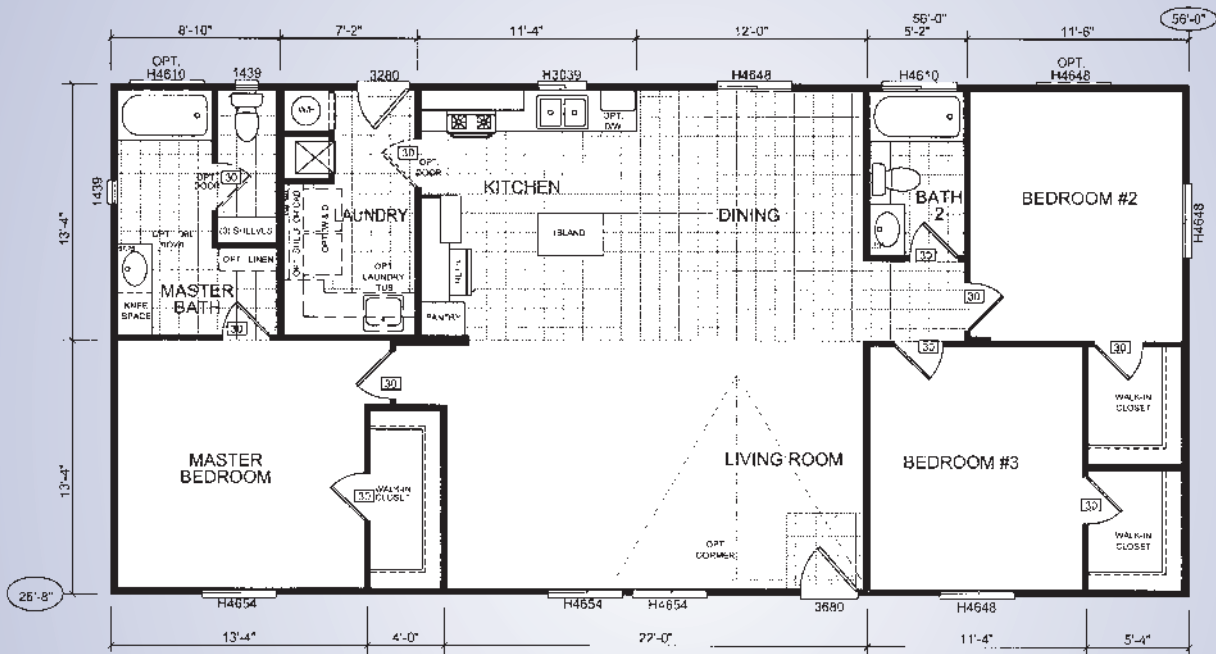
OPTIONAL MASTER BATH - A



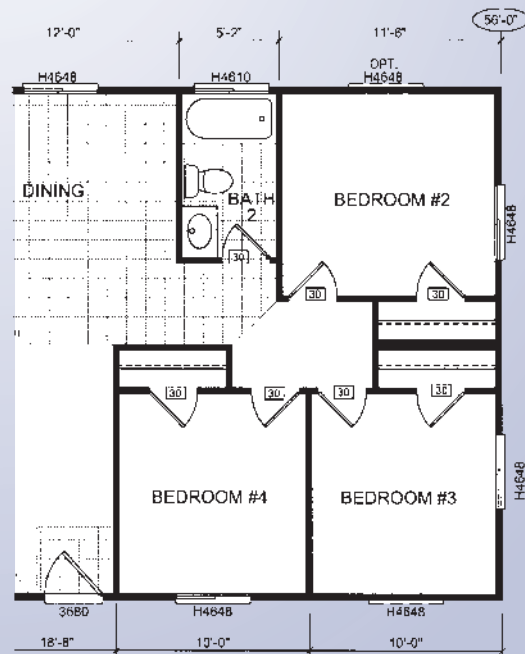
OPTIONAL KITCHEN - A



OPTIONAL KITCHEN - B



OPTIONAL MASTER BATH - B



Protect Your New Home Investment For 7 Full Years With Silver Shield Home Protection

There are many reasons for selecting Silvercrest as your home builder, such as quality, value and creative design. Another great reason is the **SilverShield 7 Year Warranty** which helps protect your investment from unplanned expenses: **no additional cost.**

Silvercrest homes feature only quality brand name appliances, top notch materials, and ðne workmanship. That's just the way we do business. Our customers deserve nothing less than the best.

No Worries. You won't need to worry about your heating or air conditioning, your plumbing system, your electrical system or virtually anything else with Silver Shield Home Protection.

Included Protection. Coverage for the systems and appliances is included in the price of your home. If you were to buy extended service contracts for all of these items individually, you could spend hundreds of dollars more for the same protection you receive at no extra cost.

From A Company You Know And Trust. Silver Shield Home Protection is backed by American Modern Insurance Group – an industry standard for financial stability. Rated A+ (Superior) by A.M. Best Company.

Fast, Convenient Service. If you ever have a problem, hundreds of trained and experienced claims representatives and field adjusters are standing by, ready to assist you.



SILVERCREST®

Structural elements, including:

- ✓ Steel frame
- ✓ Sub-Floor
- ✓ Doors
- ✓ Windows
- ✓ Framing
- ✓ Walls
- ✓ Roof structure
- ✓ Ceilings
- ✓ Exterior siding

Plumbing System, including:

- ✓ Hot and cold water lines
- ✓ Waste pipes
- ✓ Soil pipes and vents
- ✓ Faucets
- ✓ Toilets
- ✓ Sinks
- ✓ Bath tubs
- ✓ Shower stalls
- ✓ Water heater
- ✓ Vent pipe/chimney
- ✓ Connections and joints

Electrical System, including:

- ✓ Service panel
- ✓ Fuses and circuit breakers
- ✓ Wiring
- ✓ Ceiling and wall receptacles
- ✓ Light fixtures
- ✓ Boxes
- ✓ Switches and outlets

Central Heating System, including:

- ✓ Furnace
- ✓ Fireplace/wood-burning stove
- ✓ Blowers
- ✓ Duct work
- ✓ Fuel lines
- ✓ Vent pipe/chimney

The Central Air Conditioning System, including:

- ✓ Compressor
- ✓ Condenser
- ✓ A-frame

Most Major Built-in Appliances purchased with the home, including:

- ✓ Washer and dryer
- ✓ Dishwasher
- ✓ Garbage disposal
- ✓ Oven
- ✓ Microwave oven
- ✓ Range
- ✓ Refrigerator
- ✓ Trash compactor

Standard Specifications

Construction and Specifications

- ▲ California CARB II compliant home
- ▲ Includes 'Silvercrest's' 'Silver-Shield' Seven year warranty
NOW INCLUDES STRUCTURAL COVERAGE ALSO! (deductibles apply, claims processed by American Modern Insurance Company)
- ▲ 20 lb. roof load
- ▲ Insulation
 - ▲ Floor R-11
 - ▲ Walls R-13
 - ▲ Ceilings R-22
- ▲ All structural lumber used is Kiln dried for higher quality
- ▲ 2"x6" transverse floor joists – 16" on center
- ▲ 2"x4" Exterior wall studding – 16" on center
- ▲ White vinyl framed, dual glazed windows with Low – E coating for energy savings – windows are 'Energy Star' rated and approved
- ▲ 'Pex' water lines
- ▲ Water shut off valves at all sinks and toilets
- ▲ 5/8" fire rated drywall ceilings
- ▲ 1/2" drywall on all interior walls
- ▲ 5/8" high density floor decking
- ▲ 90" sidewall height- per plan
- ▲ 100 amp electrical service
- ▲ 40 gallon electric water heater
- ▲ Gas down flow furnace with manual thermostat
- ▲ Steel outriggers on all exterior walls for support – no perimeter blocking required on standard plans without modifications

Exterior

- ▲ Semi-gloss exterior paint with three color design featuring high quality 'Glidden' paint
- ▲ 'GAF' Class "A" fire rated composition shingles with Manufactures 25 year limited warranty
- ▲ High wind nailing pattern on all shingles (6 nails per shingles vs. 4 staples from other manufacturers)
- ▲ Two exterior GFI protected patio outlets (locations vary per plan)
- ▲ 16" front overhang
- ▲ Sidewall eaves (construction modifications can affect standard eave design)
 - ▲ None on 10' & 12' wide floors
 - ▲ 6" on 13'-4" wide floors
- ▲ 6 panel 36" vinyl covered insulated steel entry door with deadbolt security lock
- ▲ 6 panel 32" vinyl covered insulated steel entry door with deadbolt security lock
- ▲ All exterior doors with dead bolts feature a metal plate on the door jam for added security
- ▲ 'Cempanel' brand cement fiber exterior siding materials with manufacturers 25 year limited warranty (by 'Hardie')
- ▲ 8" Hardboard fascia and 4" hardboard corner and window trim

Interior Features

- ▲ Vaulted interior ceilings throughout
- ▲ 1/2" drywall on walls with square corners
- ▲ "Orange Peel" style textured finish on walls and ceilings
- ▲ 'Glidden' interior paint – White walls standard – choice of six additional optional interior wall colors
- ▲ Three panel passage and wardrobe doors throughout
- ▲ Dramatic sculptured passage door moldings
- ▲ 3 1/4" Sculptured floor moldings throughout (optional 5 1/4" available)
- ▲ (3) Mortised hinges on passage doors
- ▲ Lever style passage door locksets with Satin Nickel finish
- ▲ Hand finished wood cabinets throughout with solid end panel construction
- ▲ Hidden hinges on cabinet doors
- ▲ Side mounted metal drawer guides
- ▲ Metal water shut off valves at all fixtures
- ▲ Plumb/Wire for washer and dryer
- ▲ Rocker style light switches with matching wall outlets
- ▲ All copper wiring throughout
- ▲ 2" faux wood blinds with matching wood valance

Floor Coverings

- ▲ Group I 'Mohawk' carpeting in living areas
- ▲ 1/2" Rebond carpet pad
- ▲ Easy clean Congoleum Diamondfloor' vinyl flooring in Kitchen, Baths, Utility, Nook and Dining areas (per plan)
- ▲ Vinyl entry floor

Kitchen

- ▲ 'Whirlpool' white finished kitchen appliances
 - ▲ 30" Gas freestanding range
 - ▲ 18 cubic foot double door refrigerator
- ▲ 'Moen' dual handle faucet with Manufacturers Limited Lifetime Warranty on finish and parts
- ▲ Adjustable shelves in overhead cabinets with white lined finished cabinet interiors
- ▲ 8" deep white self rimming ledge style sink
- ▲ Crown molding on all overhead cabinets
- ▲ Toe kick heat register in base cabinets (per plan)
- ▲ Laminate finish counter tops with 6" backsplash, 2" front drop edge

Master Bath

- ▲ 60" one piece fiberglass tub / shower with embossed tile design
- ▲ Laminate counters with 6" backsplash
- ▲ China self rimming sinks
- ▲ Beveled edge mirrored medicine cabinet
- ▲ Satin Nickel lighting fixtures
- ▲ Towel bar and paper holder
- ▲ Elongated Low flow water saving toilets
- ▲ 'Moen' dual handle faucet with Manufacturers Limited Lifetime Warranty on finish and parts
- ▲ 'Moen' Tub shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- ▲ Ceiling vented exhaust fan
- ▲ Wall mounted three arm light fixtures above sinks
- ▲ Easy care" vinyl 'Congoleum Diamondfloor' floor covering

Bath Two

- ▲ 60" one piece fiberglass tub / shower with embossed tile design
- ▲ Easy care" vinyl 'Congoleum Diamondfloor' floor covering
- ▲ China self rimming sinks
- ▲ Laminate counters with 6" backsplash
- ▲ Elongated Low flow water saving toilets
- ▲ Satin Nickel finished fixtures
- ▲ Wall mount three arm light above sink
- ▲ Towel bar and paper holder - Satin Nickel finish
- ▲ Ceiling vented exhaust fan
- ▲ 'Moen' dual handle faucet with Manufacturers Limited Lifetime Warranty on finish and parts
- ▲ 'Moen' Tub shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding

Lighting

- ▲ Satin nickel finish on fixtures -most areas
- ▲ Hanging Pendant style fixture in Dining areas
- ▲ Three arm wall mounted light above bath sink areas
- ▲ Switched wall outlet for lamp lighting in Living Room and all Bedrooms (wall outlet designated by being installed upside down for easy identification)
- ▲ 8" Round ceiling light in Kitchen (2), Hall, Utility and Walk-in Wardrobes.



Silvercrest "Smart Choice" Options for Your "Smart Design" Homes

- ▲ 2"x6" exterior walls with R-19 fiberglass insulation for additional energy savings
- ▲ Energy saving tank less gas water heater by 'Noritz'
- ▲ 'Metlund' on demand water circulation system –saves water and energy
- ▲ Reflective roof sheathing for a cooler roof attic area – saving you money on heating and cooling cost's
- ▲ Tubular skylights that light home interiors without lighting during daylight hours and save energy
- ▲ Prep raceways for wall mount flat screen television
- ▲ Prep raceways for ceiling / wall mounted speaker locations
- ▲ 'WUI' compliant structural package for homes located in California designated fire zones
- ▲ Fire sprinkler system