

HOW TO CHOOSE THE RIGHT FLOOR PLAN FOR YOUR LIFESTYLE

Whether you're new to house hunting or you've owned before, finding the right floor plan can be a challenge. This guide may help streamline your search for your next home.



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WHAT'S INSIDE THIS GUIDE?

Room-by-room lifestyle guide | Floor plan worksheet | Model home tour tips



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YOUR HOME. YOUR LIFE. YOUR STYLE.



Whether you're building a new home that's personalized from the ground up or searching for a move-in ready new home that checks the boxes on your wish list, it's important to focus on the floor plan. Does it have the closet space you need to accommodate your wardrobe? Will you need a home office, a playroom or a home gym? Will you need to carry laundry up and down stairs? What kitchen features would you use?

This guide was designed to help you prioritize your necessities and "nice-to-haves" so you can evaluate your options and home in on the floor plans that best fit the way you live. Once you've got an idea of what you're looking for, we hope you'll contact our Homebuyer Resource Center at **888.500.7060**. Our New Home Specialists can provide a list of homes and communities that match your criteria.

ROOM-BY-ROOM LIFESTYLE GUIDE

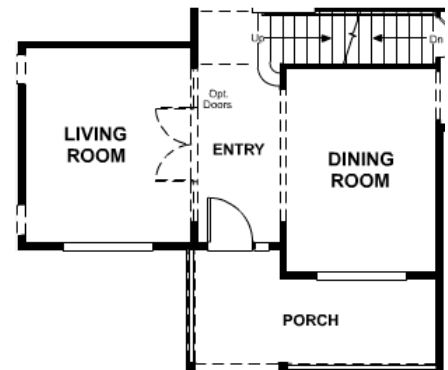
Each room in your home should reflect the way you like to live. Here, we've compiled a list of common floor plan features and Lifestyle Checkpoints to consider as you shop. If you have questions about what's included in a Richmond American home, call a New Home Specialist at **888.500.7060** for assistance.

PORCH

When looking at a floor plan for the first time, you might want to use the front porch as your starting point (*example 1*). From there, you can follow the flow of each room throughout the house. The front porch may be covered or not covered, and ranges in size from a small stoop to a wide, wraparound veranda.

✓ **Lifestyle Checkpoint:** Outdoor spaces can be just as important as a kitchen or bedroom. If you love to lounge on a patio, people watch from a porch, send kids outside to play or host backyard barbecues, pay particular attention to your plan's exterior areas.

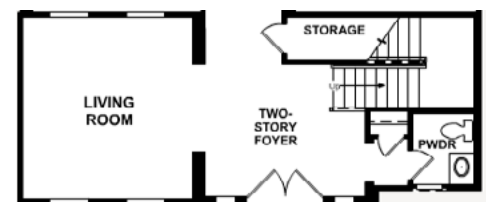
Interested in other outdoor spaces? See page 18.



Example 1: Porch

ENTRY/FOYER

Depending on the floor plan, a home's entryway may be a hallway or a small room just inside the front door.

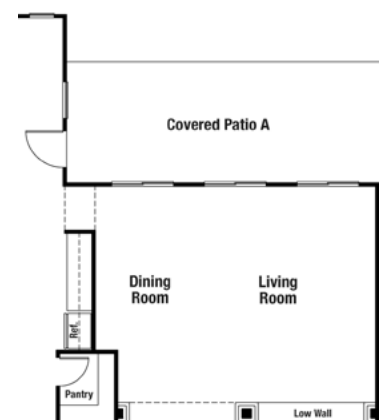


Example 2: An enclosed living room

LIVING ROOM

If your floor plan has a formal living room, you will likely encounter it near the entry. It may be a separate room (*example 2*) or it may open to a dining room or great room (*example 3*).

✓ **Lifestyle Checkpoint:** If you prefer to keep your personal or family areas private, a formal living room may help establish those boundaries. If it is located near the front door, guests won't have to pass through other parts of your home to get there. If a plan has a formal dining room, it may also be located near the entry for the same reason.



Example 3: A living room open to the dining room



DINING ROOM

A dining room may be its own enclosed room (*example 1*) or an area within a larger space (*example 2*). Some floor plans include an informal nook instead of a formal dining room.

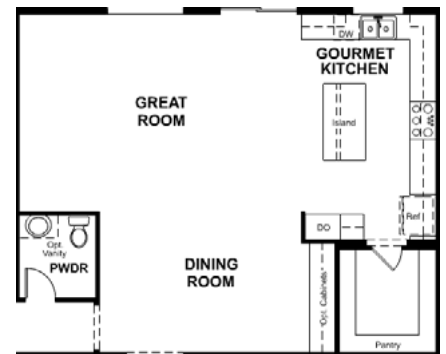
NOOK/BREAKFAST NOOK

A nook is an area near the kitchen that's intended to contain a breakfast or dinner table (*example 3*). You may find a nook instead of, or in addition to, a dining room.

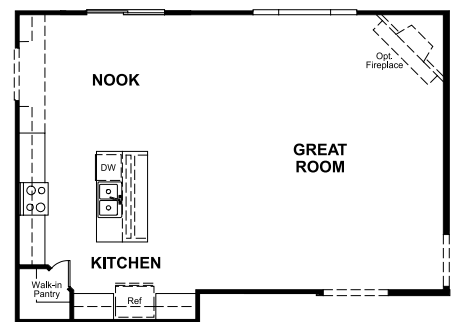
✓ **Lifestyle Checkpoint:** Is it important to you to have a formal dining room, or is a nook sufficient for both family meals and your entertaining needs? Your entertaining style will determine which layout is best for you.



Example 1: A separate dining room and a nook



Example 2: A dining area within a larger room; no nook included



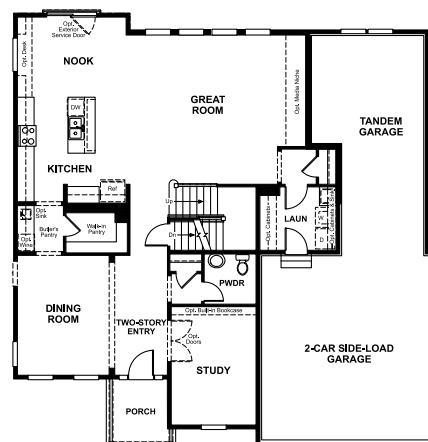
Example 3: Nook only, no dining room



GREAT ROOM/FAMILY ROOM

The great room, or family room, is often the social hub of the home. It's a place to gather and talk, play games, watch movies and relax. In some homes, the great room is the primary place to entertain guests (*example 1*); in others, it's a casual alternative to a formal living room (*example 2*).

Typical features of a great room may include vaulted or two-story ceilings, a fireplace with stone or tile surround, built-in bookcases or an entertainment center, art niches and more.

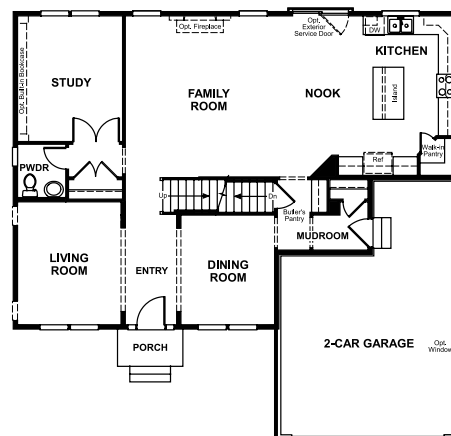


Example 1: Floor plan with great room only

✓ **Lifestyle Checkpoint:** What's your entertaining style? If you like to keep things open and casual, a great room may be all you need.

WHY BUY NEW?

Unlike older homes, new homes are designed to meet the electricity demands of modern homeowners. You don't have to worry about outdated circuit breakers and fuses, or settle for one or two power outlets per room. This can make a real difference when setting up your home entertainment system!

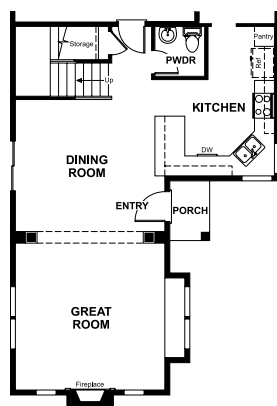


Example 2: Floor plan with family room plus formal living room

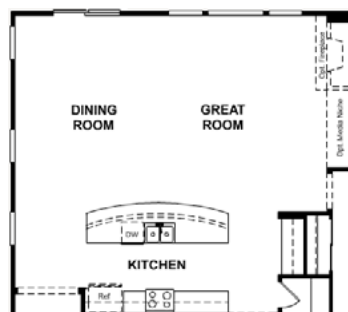


KITCHEN

Kitchens are available in a variety of sizes and configurations—from the traditional enclosed kitchen (*example 1*) to a more modern style that's open to the great room (*example 2*). Depending on your builder and stage of construction, you may be able to personalize a wide range of design features, from the flooring and cabinets to the countertops and backsplash.



Example 1: Traditional



Example 2: Open layout

✓ Lifestyle Checkpoint:

Do you like to mingle with your guests while preparing meals, or would you rather work your magic behind the scenes? The kitchen style you choose should match your preference.

Also, think about your cooking style. If you use a lot of prep space, look for a large island or long countertops. The position of your cooktop and sink can also affect your workflow, so pay attention to these details—especially when touring model homes.

WHY BUY NEW?

A brand new kitchen means you won't have to remodel in the near future. You can enjoy a state-of-the-art kitchen with energy-efficient appliances now!



PANTRY

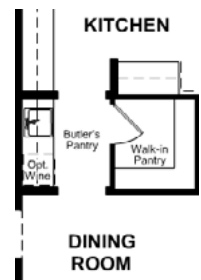
Like kitchens, pantries come in all shapes and sizes, from narrow closets (*example 1*) to roomy walk-in spaces (*example 2*). Some are located in the kitchen, while others are positioned between the kitchen and the garage for easy grocery storage, or tucked between the kitchen and the dining room. Some plans may not offer a built-in pantry, so it's something to look for if this type of storage is important to you.



Example 1: Built-in pantry

BUTLER'S PANTRY

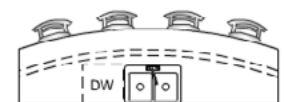
Unlike a regular pantry, a butler's pantry is not intended for food storage. Instead, it's a staging area for serving meals. Also known as a serving pantry, this feature usually includes a small counter and storage space for tableware, linens and other dining room supplies (*example 2*). Additional options may include a sink, wine storage and other conveniences.



Example 2: Butler's pantry and a walk-in pantry side by side

KITCHEN ISLAND

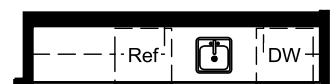
Some kitchens include an island, or offer an island as an optional feature. This structure serves as additional counter space and may include cabinets, a sink, a dishwasher and/or breakfast bar seating (*example 3*).



Example 3: Kitchen Island

KITCHENETTE

A kitchenette (*example 4*) may include a sink, countertop, cabinets, mini fridge and microwave for simple food preparation and storage. It's typically found in a finished basement or in a home that's designed with separate living areas for extended family or other residents.



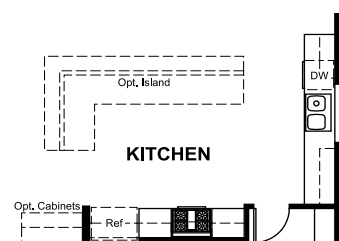
Example 4: Kitchenette



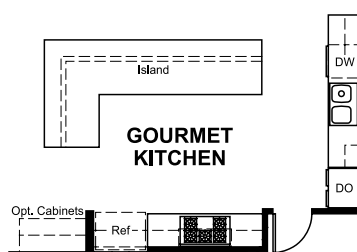
GOURMET KITCHEN

Each builder has its own idea about what constitutes a gourmet kitchen. At Richmond American, it may include the addition of double wall ovens, a cooktop stove, a microwave and a kitchen island (if the island is an optional feature), along with the standard features and appliances.

In some communities, granite countertops, tile backsplashes, stainless-steel appliances, extra square footage and other details may also be included. Call a New Home Specialist at **888.500.7060** for more info.



Example 1: Standard kitchen



Example 2: Kitchen with a gourmet upgrade

Above, example 1 shows a standard kitchen. Example 2 illustrates the same kitchen with a gourmet upgrade. Note the addition of an island, a double oven (DO) and a separate, expanded cooktop.



STUDY/DEN/LIBRARY/HOME OFFICE

Many floor plans offer a room, or rooms, that are more isolated than the main entertaining areas. These may include a study, a den, a library or a home office. Structurally, these rooms are very similar to each other. They are typically located on the main floor; and may be enclosed or open to a hall. Common options include built-in bookcases and bay windows (*example 1*).

FLEX ROOM

As the name implies, a flex room is a space that may be built as one of multiple room options—typically as a study/den or as a bedroom (*example 2*). It may be located on any floor of the home.

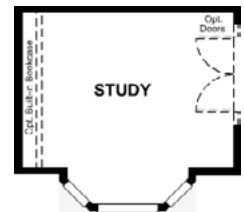
TECH CENTER/HOBBY SPACE

A tech center is a hideaway study that's just large enough to hold a desk and a chair (*example 3*). It may be located on any floor of the home and may be enclosed or open to another room. For some people, a tech center may be sufficient home office space.

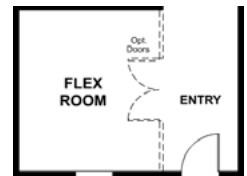
✓ Lifestyle Checkpoint:

Do you need a home office? If so, a study or den could be the perfect workspace. A study may be located just off a home's entry, so you can keep your business space separate from the rest of the house, or tucked away in the back for privacy.

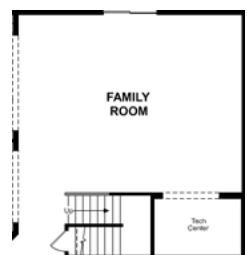
Even if you don't have to work from home, a study could save your dining room table from disappearing under the clutter of household bills and homework.



Example 1: Study with a bay window, optional bookcase and optional double doors



Example 2: Flex room with optional double doors



Example 3: Tech center off the family room



OTHER COMMON ROOMS

Depending on your area of the country, your floor plan may include a variety of other rooms. Here are a few of the more common types.

GAME ROOM/MEDIA ROOM/PLAYROOM:

An additional room for entertaining, often found upstairs or in the basement (*example 1*).

See also *Loft/bonus room*, next page.

REC ROOM:

A recreation (rec) room is often found in the finished basement of a home. It may include options like a kitchenette or a wet bar.

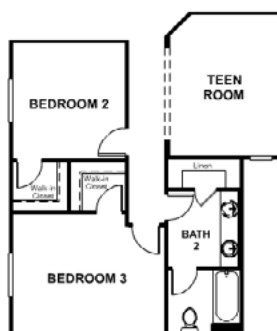
See also *Basements*, page 17.

TEEN ROOM:

A room for entertaining or relaxing, typically found near a home's bedrooms (*example 2*). A teen room is usually open to a hallway or other room.



Example 1: Game room



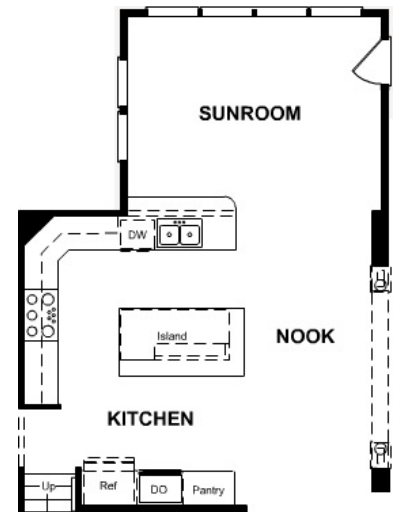
Example 2: Teen room

✓ Lifestyle Checkpoint:

Do you have children, or plan to have them in the future? If so, you may want to have a room set aside for them and their friends. Having a playroom, teen room or rec room may help cut down on toys and other kid clutter in adult areas. You may also appreciate having a place to send them when you want to have grown-up time.

WHY BUY NEW?

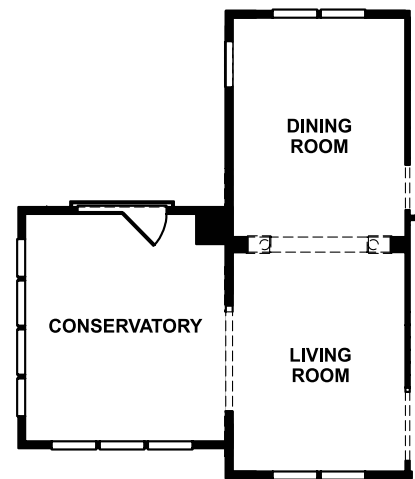
Many new homes offer options for prewiring data cables, additional phone lines, security systems, intercoms, extra outlets, home theater surround sound, whole-house audio and more. Having these features built in can be much easier and less expensive than installing them in an existing home.



Example 1: Sunroom

SUNROOM/SUN PARLOR/SUN LOUNGE/ SOLARIUM/CONSERVATORY:

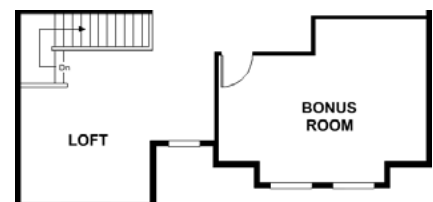
A room with many large windows to let in sunlight (*examples 1 and 2*). Unlike an enclosed porch, a sunroom may be heated, air conditioned and/or finished like the rest of the home's interior. Some builders use the terms interchangeably; others differentiate based on the room's location, orientation or available features. Consequently, you may encounter a plan with both a sunroom and a conservatory.



Example 2: Conservatory

LOFT/BONUS ROOM:

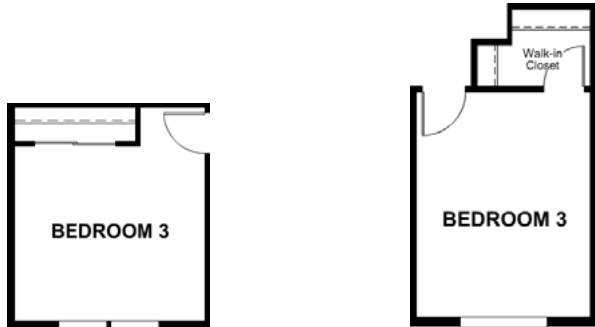
A loft is a large upstairs room that may be used for a variety of purposes—as a media or game room, a sewing room or hobby room, a home gym or a home office. A loft is typically open to the stairs; if it isn't, then “bonus room” is the more appropriate label. In some floor plans, you may be able to select a loft and a bonus room (*example 3*).



Example 3: Loft/bonus room

BEDROOM

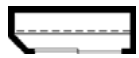
A home's bedroom count is one of its defining features. After all, that's where you'll spend at least eight hours a day! Modern bedrooms include a closet or a walk-in closet.



Example: Bedrooms with a closet and with a walk-in closet

CLOSET STORAGE

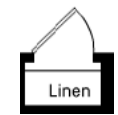
Whether it's in the bedroom, basement, garage or attic, be on the lookout for storage spaces throughout your floor plan. Closets come in a variety of sizes and may serve specific purposes, depending on location and configuration. Here are examples of some common closet symbols:



Closet with sliding doors



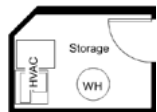
Walk-in closet/W.I.C. (a closet organizer may be an available upgrade)



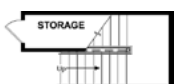
Linen closet (located in or near bathrooms or laundry rooms)



Coat closet (located near an entry)



Utility closet (may house HVAC equipment and/or a water heater)



Under-stair storage

✓ Lifestyle Checkpoint:

Who will be living in your home? Do you often have guests staying over? The answers to these questions will help establish your bedroom requirements.

If you have children or plan to have children soon, be sure to think about how their space needs will change during the time you plan to live in your home. This applies to closet space, too!

Do you need a main-floor bedroom for visitors or residents with mobility concerns? If so, make sure the main floor has a full or $\frac{3}{4}$ bath to go along with it, or showering could be a challenge. **See Bathrooms, next page.**

WHY BUY NEW?

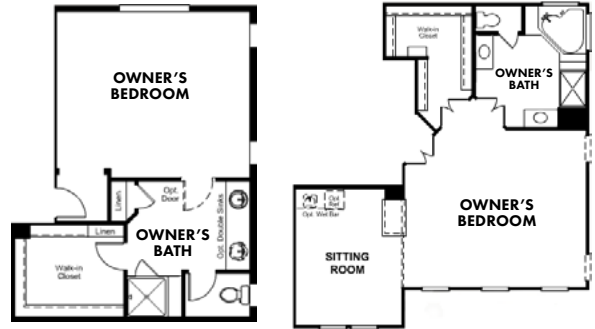
New homes are built with modern storage needs in mind. You'll often find that storage space is more efficiently designed as well as more abundant.

✓ Lifestyle Checkpoint:

Are your closets ready to burst? If so, you may need more storage space in your next home. Keep that in mind as you browse floor plans and tour model homes.

OWNER'S SUITE/MASTER SUITE

An owner's suite typically includes a bedroom (often the home's largest), at least one walk-in closet and an owner's bath (*example 1*). Additional features may include an owner's retreat or sitting room (*example 2*), a fireplace, a bay window, a decorative ceiling, a deluxe bath, dual walk-in closets, a coffee bar or a balcony.



Example 1: Owner's bedroom *Example 2: Owner's bedroom with a sitting room, deluxe bath and 3-sided fireplace*

IN-LAW SUITE/GUEST SUITE

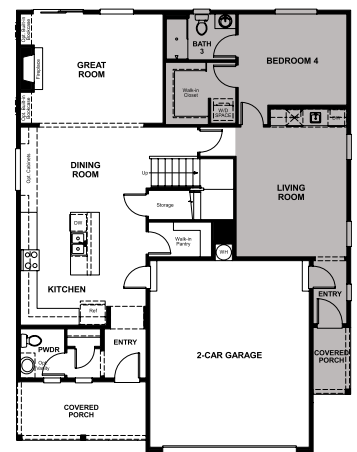
Some plans offer an additional suite for visiting or live-in parents or other guests. This suite may include a walk-in closet and a private bath, and even its own living room, laundry and kitchenette, depending on your plan.

BATHROOM

Each finished floor of a home will typically have at least one bathroom or powder room. The size, layout and features of a bathroom vary, but a basic full bathroom generally includes a sink, a toilet and a bathtub with a shower.

JACK-AND-JILL BATH

A bathroom is a "Jack-and-Jill" bath if it is accessible via two bedrooms, with no other access from a hall or other public area. This layout is particularly popular with parents, as it allows siblings to share their own bathroom instead of a guest bath.



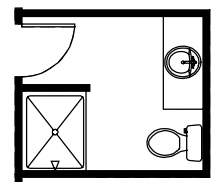
Example 3: Guest suite

POWDER ROOM/HALF BATH

A powder room or ½ bath is essentially a water closet (a room with a toilet) plus a sink. No bathtub or shower is included.



Example 4: Powder room



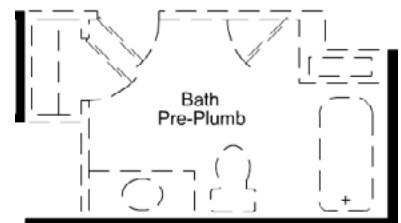
Example 5: ¾ bath

¾ BATH

A ¾ bath is a water closet plus a sink and a shower.

PRE-PLUMBED BATH

Even if your home will have an unfinished basement, your builder may install some pre-plumbing so you don't have to do as much costly excavation to add a bath later. One possible bathroom layout may be indicated by dotted lines.

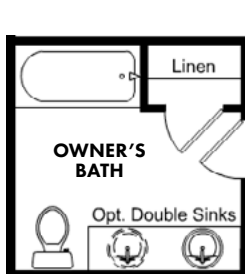


Example 6: Pre-plumbed bath

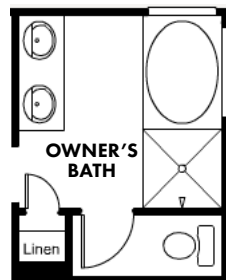


OWNER'S BATH/MASTER BATH

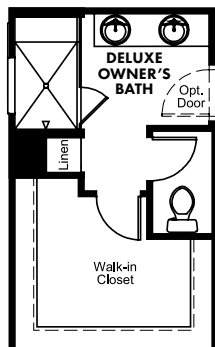
An owner's bathroom is a private bath accessible only via the owner's bedroom or other parts of the owner's suite (*example 1*). Its layout and features depend on the floor plan and upgrades you've chosen.



Example 1: Owner's bath



Example 2: Deluxe bath or 5-piece bath



Example 3: Deluxe bath with extended shower

WHAT'S A "DELUXE" BATH?

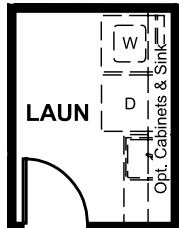
It varies by market, but a Richmond American deluxe bath generally includes a separate tub and shower, a water closet and double sinks (*example 2*). Some homes and communities may also include a jetted, oval or garden tub, an extended shower (*example 3*) and upgraded surfaces, like granite countertops and ceramic tile surrounds.

✓ Lifestyle Checkpoint:

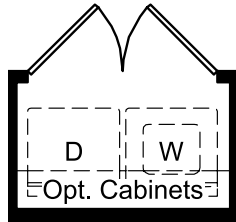
How many bathrooms do you need? Every household is different, so think about the facilities you have now and decide whether you need more or less. If you have children, or plan to have children, remember to take their future needs into account. Three elementary school kids sharing a bathroom is quite different from three teenagers. Will elderly residents or guests have to climb stairs to reach a bath or shower?

LAUNDRY

Some floor plans devote an entire room to laundry facilities (*example 1*); others provide a closet or alcove with washer and dryer connections (*example 2*). Depending on your plan, features and options may include cabinets, counter space, a closet and/or a sink.



Example 1: Laundry room with countertops and optional sink and cabinets



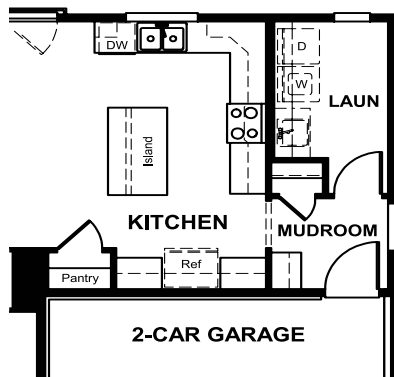
Example 2: Closet-style laundry room

✓ Lifestyle Checkpoint:

It may not be the most glamorous part of the house, but few features have as great an impact on your day-to-day life as the laundry room. Consider how far you'll need to carry loads of laundry. Will you need to climb stairs? What kind of storage will you need to make laundry day less of a chore?

MUDROOM

In some parts of the country, a mudroom is an area between the garage and the rest of the house (*example 3*). It may be just a hallway or a small room with space to hang coats and store boots, umbrellas and other weather gear. Alternative names for this space include owner's entry, family entry and valet.



Example 3: Mudroom

WHY BUY NEW?

Because new homes have new plumbing, wiring, HVAC equipment and other components, insurance companies tend to view them as a lower risk than older homes—a difference you could see in your premiums. For more info, contact an insurance specialist from our affiliate, American Home Insurance Agency, at **888.325.8108.**¹

BASEMENT

Basements are a common home feature in many parts of the country. A basement may be full—extending throughout most of the main floor's footprint—or partial, taking up only a portion of the space below the home.

Basements are sold finished or unfinished. An **unfinished basement** (*example 1*) has concrete slab floors, exposed floor joists in the ceiling, blanket insulation on foundation walls or exposed studs, and exposed ductwork, plumbing and wiring. In general, until a basement is finished, it is primarily useful as a storage area.

A **finished basement** (*example 2*) has drywall, paint, interior walls, doors, floor coverings and all the other surface details you'll find in the rest of the home. Features of a finished basement vary, but may include a rec room, a kitchenette, a wet bar, one or more bedrooms, a bathroom and finished or unfinished storage space.

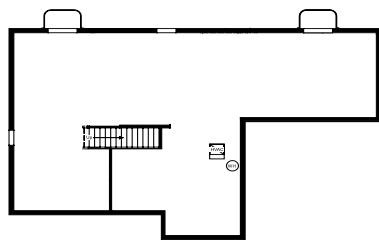
When considering a finished basement, you may want to ask about its ceiling height. A 9' ceiling could make your space feel more open and less like a basement.

GARDEN-LEVEL BASEMENT

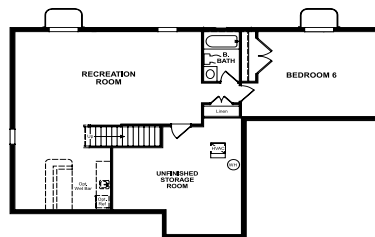
Rather than windows with window wells, a garden-level basement has windows that can look out onto the ground level of the landscape outside.

WALK-OUT BASEMENT

A walk-out basement is accessible via an exterior door without having to go through the main floor of the home.



Example 1: Unfinished basement



Example 2: Same plan with a finished basement



✓ Lifestyle Checkpoint:

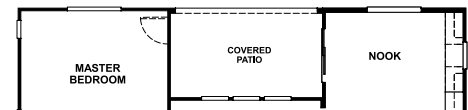
Finish now or finish later? A finished basement can add to the resale value of your home, as well as provide potentially hundreds of square feet of comfortable space to enjoy while you live there.

With that in mind, it may be worth your while to have your builder finish the basement before you move in. That way, the cost can likely be included in your mortgage, and you won't have the hassle of major construction later.

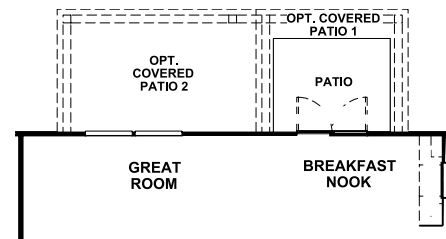


PATIO

A backyard patio may be covered or uncovered, enclosed (*example 1*) or open, and ranges in size from a small square to a broad space that extends across the back of the house. If you're building a home, you may have the option to choose how large the patio will be (*example 2*). Features may include outdoor kitchens, built-in gas barbeque connections, ceiling fans and lighting.



Example 1: Covered patio enclosed on three sides



Example 2: Covered patio with size options

DECK

A deck is typically a raised platform of wood, vinyl or a composite material (*example 3*). It may have many of the same options as a patio.



Example 3: Deck

BALCONY

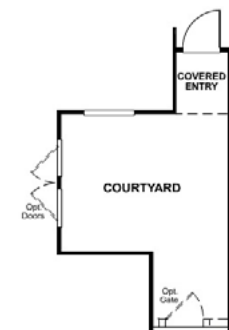
A balcony is a platform that projects from the exterior of a home (*example 4*). It may be accessible from a bedroom or from a common area, like a loft.



Example 4: Balcony

COURTYARD

A courtyard is an outdoor area that is enclosed on three or more sides. It is a popular entry feature (*example 5*), but it may also appear in the middle of a home, along a side yard or elsewhere.



Example 5: Courtyard entry



GARAGE

Depending on the area of the country and the age of the home, your floor plan may have an attached garage, a detached garage or a carport. The first option, the attached garage, is most common in modern homes, due to its security and shelter from the elements. Attached garages typically accommodate one to four cars, and can include extra storage or shop space.

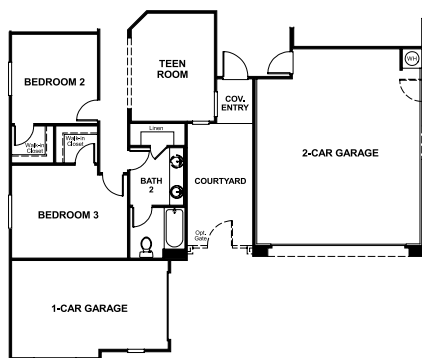
The orientation of the garage door in relation to the home's front door determines whether you have a front-entry, side-entry/side-load, or alley-entry/rear-entry garage (*examples 1 and 2*). The photo above shows a front-entry garage on the right, and a side-entry garage on the left. The placement of the garage door is primarily a matter of taste.

TANDEM GARAGE

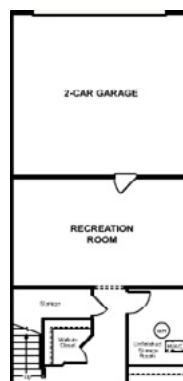
A tandem garage is one that has space for one car to park behind another (*example 3*). It's common for a tandem garage space to be used for storage or shop space.

SERVICE DOORS

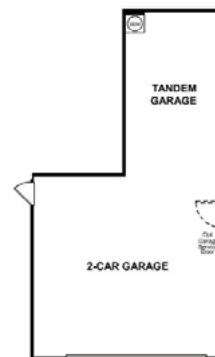
Many plans offer optional service doors to promote easier access to side or back yards (*example 3*).



Example 1: Side-entry garage on the left and a front-entry garage on the right

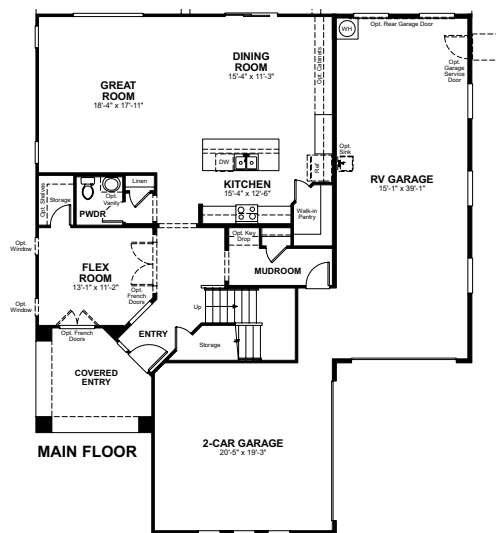


Example 2: Alley-entry garage at the back



Example 3: Tandem garage with optional service door

ULTRAGARAGE® BY RICHMOND AMERICAN



Example 1: Floor plan with an UltraGarage® and a 2-car garage for everyday vehicles.

RV GARAGE/BOAT GARAGE

Designed with extra height and length to house a range of recreational vehicles, an RV garage may be attached—such as the UltraGarage® by Richmond American—or detached. Floor plans that offer this feature also have traditional garage bays for everyday vehicles, so everything has its own space. Features and options may include additional outlets, an RV cleanout, insulation and finished walls and even HVAC climate control, depending on where you're building.

✓ Lifestyle Checkpoint:

If vehicle storage has been a hassle for you in the past, an UltraGarage® could be a perfect fit for your on-the-go lifestyle. Bringing your prized possessions under your own roof eliminates off-site fees while protecting them from extreme weather, theft, accidental collision and vandalism. You'll have 24/7 access to your vehicles, so there's nothing standing between you and the open road. Learn more (and see where we build it) at

RichmondAmerican.com/UltraGarage.

CREATE A HOUSE HUNTING WISH LIST

Now that you've had a chance to review a variety of floor plan options and consider how they fit into your lifestyle, why not take a moment to put your likes and dislikes on paper? This handy worksheet can help you prioritize the home features you need and like, so you can stay focused on what's most important to you as you browse plans and tour model homes. Not all floor plans offer all features, so be prepared to be flexible on less-important points, especially if you plan to move on a tight timeline and need to shop finished homes!

House Hunting Wish List

Ideal number of bedrooms

☐ 2 ☐ 3 ☐ 4 ☐ 5+ ☐ ____ Notes: _____

Ideal number of bathrooms

☐ 1½ ☐ 2 ☐ 3+ ☐ ____ Notes: _____

Garage capacity

☐ 1-car ☐ 2-car ☐ 3-car+ ☐ RV/boat Notes: _____

Type of house

☐ Ranch home (detached) ☐ Two-story (detached) ☐ Townhome

☐ Duplex/paired home

What do you want in a floor plan?

Examples:

Kitchen open to family room

Laundry close to bedrooms

Spacious garage

Deck or patio

Study/den

What special features are you seeking?

Examples:

Hardwood floors

Air conditioning

Pantry

Low-maintenance landscaping

Technology package

Energy-efficient construction

Neighborhood details:

Ideal commute time

Under _____ mins./hrs.

Cities/communities you're considering

1 _____ 2 _____ 3 _____

Location needs to be close to:

☐ Shopping ☐ Work ☐ Freeway access ☐ _____

Other things you're looking for:

Examples:

Quality schools

Community pool

Parks/playground nearby

PRINT a blank copy of this worksheet for each decision-maker in the household.

GIVE a copy of your completed worksheet to a Richmond American sales associate or New Home Specialist, and another to your real estate agent.

KEEP a copy of your completed worksheet with you as you tour model and finished homes.

START YOUR FLOOR PLAN SEARCH

Once you've got a solid idea of what you're looking for, it's time to start shopping!

FIRST STEP: YOUR COMPUTER

House hunting online lets you see a wide variety of houses without leaving the comfort of your home or office. It's a good way to narrow down your options before you start touring model homes and communities.

Many builders have online floor plans, and some have ways to filter their search results by the number of bedrooms and bathrooms, and by square footage (*example 1*).

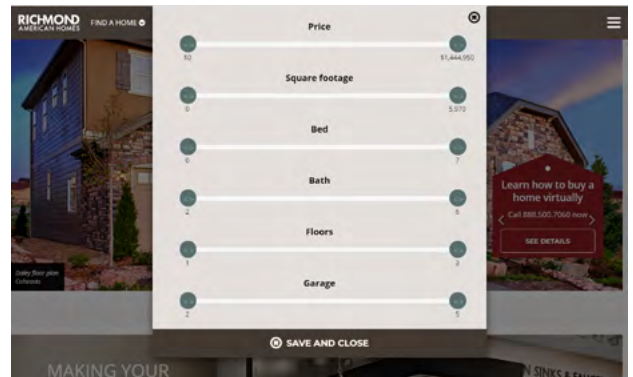
At **RichmondAmerican.com**, you can further refine your results by region or zip code, price range, number of floors, school district, move-in timeframe and other details. If you create a free online account, you can save, share and compare your favorite plans.

Use our interactive floor plans to see a home's various structural options, plan your furniture layout and view room dimensions. You'll also find a list of the features that are included in the base price of the home as well as optional features and upgrades.

Most of our floor plans have video tours, renderings or photography so you can see how the home will look once it's built (*example 2*). When you're ready to learn more, contact a New Home Specialist at **888.500.7060** to schedule an in-person or virtual appointment with a sales associate who can show you a model and answer questions.

Looking for a move-in ready home?

Select the "Show me quick move-in homes" option below the search bar! You'll find the latest listings and their estimated availability dates. Save your favorites, then contact us to schedule a tour.



Example 1: RichmondAmerican.com search filter options



Example 2: Interactive floor plan

SECOND STEP: TOUR MODEL HOMES

Once you've narrowed down your options, visit models of the plans you're interested in and really take your time. Pack your camera and a notepad so you can record your thoughts for later. Imagine where you would place your furniture, and bring a tape measure to make sure it will fit. Pay attention to the little things, like how far you'll have to carry your groceries from the garage, and where you'll fold your laundry. It's amazing how much you can learn from a model home tour if you know what you're looking for. If you can't tour a model home right now, don't worry! A sales associate can give you a room-by-room virtual walkthrough.

Closet space

If your current closets are already overflowing, make sure your new home offers significantly more space, especially if you're planning on growing your family.

Dining room/family room area

Consider the way you live. Will the living areas of the home accommodate your family comfortably?

Work from home/learn from home space

Will you and your family have their own spaces to work productively?

Furniture arrangement

Where will you place your television and your coffee table? Does the layout of the family room accommodate the size of your couch? Can you comfortably fit a nightstand on either side of your bed?

Doorways/hallways

Measure the doorways and the hallways to make sure your furniture will fit.

Electrical outlets

Are outlets conveniently located (i.e. where your end tables will sit, in media niches, etc.)? What about light switches?

Garage space

Do you need extra work or storage space in addition to parking?

Window orientation

Which side of the house gets sun during the day? Are there enough windows to let in natural light during the morning or afternoon? The way your home faces will affect which parts are in sun or shade.

Even if your builder doesn't have a finished model of the floor plan you want in the community you've chosen, chances are there's one at a nearby community. Any of our sales associates or New Home Specialists can direct you to the closest Richmond American model or quick move-in home that showcases a given plan. Remember, this is a chance to review not only a home's floor plan, but also your potential homebuilder's craftsmanship and attention to detail.

WHAT'S NEXT?

Congratulations! You've found the perfect plan. Now what? Picking the right plan is the first milestone in your exciting homebuilding journey, but it's only the beginning! Your story continues in our free guide, *New Home Buying Basics*, available at RichmondAmerican.com/DreamHome.

YOUR ROAD MAP FROM CONTRACT TO CLOSING

Building a home from the ground up is one of the most exciting and rewarding experiences in all of homeownership—especially when you know what to expect! This guide should help you understand the homebuilding process from start to finish. Topics include:

- Choosing a community & a homesite
- What to expect at the design center
- The loan process
- Basic construction timeline
- Home insurance & title insurance
- Closing tips & checklists
- And more!



ABOUT OUR AFFILIATES

RICHMOND AMERICAN HOMES

Richmond American Homes companies have been building new homes for families since 1977. Our calling cards? Quality craftsmanship, timeless value and a personalized homebuying experience from start to finish. We understand your home is one of the most important purchases of your life and we want to get it right. Whether you're deciding on your neighborhood, your plan or your bathroom tile, it's the personal touches that make the difference. And that's what Richmond American is all about. With us, it's personal. TM

Our New Home Specialists are standing by to help you kick off your home search. They have the information you need to compare Richmond American communities and plans across your area. Want to know what your commute will really be like? Curious if there's shopping nearby? Your dedicated New Home Specialist has the answers a local would know.

888.500.7060 | RichmondAmerican.com

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888.325.8108 | AmericanHomeInsurance.com

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At American Home Title, we understand what your home means to you and we want to help you protect it. Our staff of dedicated professionals will take the time to guide you through the process to protect against adverse title claims and risks that may not surface until long after your closing. Services are available in Colorado, Florida, Maryland, Nevada and Virginia.

855.248.4853 | AHTECO.com

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Square footage is approximate. Floor plans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Specifications and availability are subject to change without notice.

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