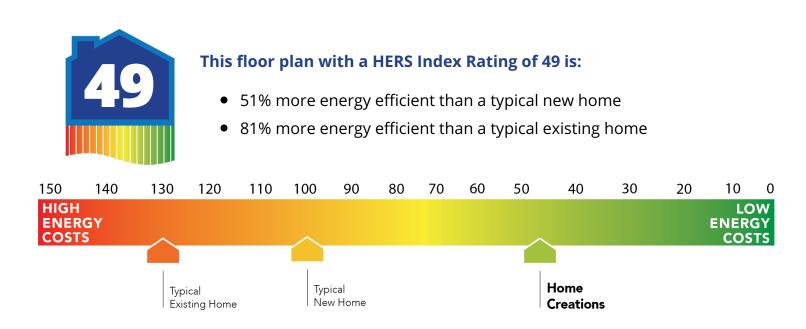


Newport Collection: The Wellington Collection Floor Plan: Newport Square Feet: 2,030 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car











Included Features

Collection: The Wellington Collection Floor Plan: Newport

Square Feet: 2,030 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car

	0
Construction / Plumbing / Electrical / Mechanical	
Copper electrical wiring mil poly moisture barrier under slab lectric dryer connection in utility room inhanced modified slab on grade foundation xterior 2 x 4 stud-grade lumber walls (16" on center) (G6 Quad-shield cable wiring (at least four category 5e structured wiring) Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes vermitted after 09/01/2023)	Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
athroom	
Indermount sinks ramed mirrors in all baths ight over primary bath showers Schluter-KERDI Shower System behind all shower walls iled shower walls and tiled-surround garden tub in primary bath	Ceramic tile floor Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4" backsplash One piece tub/shower enclosure in all secondary baths
nterior Finishes	
iquare corners fentless gas log fireplace Jeramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze itandard wood-look tile selections in living room, dining, kitchen, entry and hall.	Hand textured walls 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 Enhanced light package including chandelier, island pendants, coach lights and vanity lights
taised 10' ceiling in living areas and Primary bedrooms (trays ୨') (on certain single tory plans)	Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
nspections / Engineering	
Il foundation designs reviewed and stamped by 3rd party state-certified engineer.	HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
nergy-efficiency	
ED lights throughout 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 Gill seal foam gasket used under exterior framing, against concrete, to reduce air cow-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)	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) Polycel caulking around windows, doors and joints (energy efficient caulking package) HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
Garage	
ull-down attic access in garage (per plan) Vifi enabled garage door opener with 2 remotes (2-car garages only)	Finished 2-car garage with wall texture, trim and paint
Safety	
arbon Monoxide detectors Driented Strand Board (OSB) exterior walls fornado Straps that secure perimeter walls to rafters/roof	Installed smoke detectors Anchor bolts that secure perimeter walls to foundation Kwikset door hardware, including Smartkey functionality at all exterior doors
Smart Home Features	
video doorbell with Chime at front entry Occupancy sensor at utility room and pantry door Vifi Enabled Garage Door Opener with 2 remotes (2-car garages only) :lectric vehicle charging plug (220V 50Amp service; homes permitted after 11/01/2024)	2 Electrical outlet w/dual USB ports in kitchen 2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
xterior Finishes	
ull sod rick mailbox with cast stone address block iuttering over entry and AC pad (vary per plan) rick exterior with partial siding (varies per plan)	Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets
Varranties	
ermite company's 5-year warranty WC New Home limited 10-year warranty ſanufacturer's limited 30-year shingle warranty	Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty
Buyer's Initials Buyer's Initials	Seller's or its kepresentative's initials

* 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.





Included Features Collection: The Wellington Collection Floor Plan: Newport Square Feet: 2,030 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car

Kitchen

*Price Pfister® kitchen faucet 3cm granite or quartz kitchen countertops Pendant lights over bar or island (select plans) Undermount single basin kitchen sink (stainless steel) Disposal switch located beside kitchen faucet on all kitchen islands (per plan)

Water line for refrigerator icemaker Tiled backsplash up to the bottom of cabinets 1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

Buyer's Initials ______ Buyer's Initials ______ Seller's or its Representative's Initials ____

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