

Cooper

Collection: Wellington Collection Floor Plan: Cooper

Square Feet: 1,520 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A



Elevation B





This floor plan with a HERS Index Rating of 47 is:

- 53% more energy efficient than a typical new home
- 83% more energy efficient than a typical existing home

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 HIGH LOW **ENERGY ENERGY** COSTS COSTS Home Typical New Home **Creations** Existing Home





Included Features

Collection: Wellington Collection Floor Plan: Cooper

Square Feet: 1,520 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Interior Finishes

3" paint grade baseboard and casing

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Ceramic tile floor in baths and utility

Deako Rocker Switches (Homes permitted after 11/1/24)

Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

Hand textured walls

Insulated entry door (panel style may vary)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single

story plans) Square corners

Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ventless gas log fireplace (varies per plan)

Kitchen

*Price Pfister® kitchen faucet

LED under cabinet lights in kitchen Water line for refrigerator icemaker

3cm granite or quartz kitchen countertops

Tiled backsplash up to the bottom of cabinets

Pendant lights over bar or island (select plans)

1/3 horsepower sink garbage disposal w/air switch

1/3 horsepower sink garbage disposal w/ air switch Undermount single basin kitchen sink (stainless steel)

30" soft-close upper kitchen wood cabinets (painted/stained)

Safety

Carbon Monoxide detectors

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks

Ceramic tile floor

Framed mirrors in all baths

Price Pfister® bathroom faucet

Light over primary bath showers (varies per plan) Fiberglass shower / tub combo in all secondary baths 2 cm granite or quartz countertops with 4" backsplash

Gas heating 96% high efficiency furnace & duct work

*Schluter-KERDI Shower System behind all shower walls

R-15 blown-in insulation in external walls. Excludes garage

Energy-efficiency

LED lights throughout

Radiant barrier roof decking

Continuous eave roof ventilation

R-44 blown-in insulation in attic

R-8 Perimeter foam insulation at slab

R-8 Insulated and mastic sealed A/C ducts

Up to 96% efficient tankless water heater

Polycel caulking around windows, doors and joints (energy efficient caulking package) Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring

Sheetrock screwed to studs/walls

6 mil poly moisture barrier under slab

*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room

Heat-taped condensation lines (attic only)

Enhanced modified slab on grade foundation

Protective ground fault interrupter circuits

15.2 SEER electrical central air conditioning

Exterior 2 x 4 stud-grade lumber walls (16" on center)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty





Garage

Pull-down attic access in garage (per plan)

Included Features

Collection: Wellington Collection Floor Plan: Cooper

Square Feet: 1,520 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Exterior Finishes

Full sod	Guttering over entry and AC pad (vary per plan)
Wellington landscape package	Minimum of 2 exterior waterproof electrical outlets
2 Woodford freeze-proof exterior water spigots	Brick exterior with partial siding (varies per plan)
Warranties	
Termite company's 5-year warranty	Manufacturer's limited appliance warranty
Builder's limited one-year warranty	Manufacturer's lifetime limited shingle warranty
RWC New Home limited 10-year warranty	Manufacturer's limited heating & cooling units warranty
Inspections / Engineering	
All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.	HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
Smart Home Features	
For the S. Programmed Law C. For the Latter of the Control of the	
Ecopee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode	2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)	2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) Electric vehicle charging plug (220V 50Amp service; homes permitted after

Finished 2-car garage with wall texture, trim and paint

