

Morgan Collection: The Wellington Collection Floor Plan: Morgan Square Feet: 1,908 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 3 Car



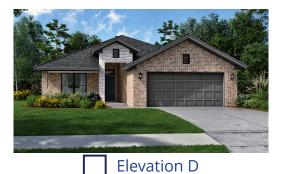




Elevation B



Elevation C









Included Features

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Safety

2 freeze-proof exterior water spigots OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup	Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home 3rd Party Inspection of Foundation Engineering and Framing Placement and Execution
Bathroom	
Quartz countertops in all baths Choice of Luxury Vinyl in hall baths Tiled showers in all bathrooms up to ceiling Full-extension drawer glides with soft close cabinet doors and hardware Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware	Pfister®, or equal, bathroom faucet Light included in Primary Bedroom showers Step-Down Shower Floor with cut tile in Primary Bath Garden Tub with Integrated skirt and choice of tile splash in Primary Bath Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included
Energy-efficiency Roof Ventilation system Lennox gas furnace for heating (gas comm. only) 80% Rheem water heater (homes permitted after 06/01/24) Radiant barrier roof decking keeping your attic up to 30 degrees cooler Polycel caulking around windows, doors and joints (energy efficient caulking package)	R-38 blown-in insulation in attic Low-E glass with Argon Gas, tilt-in vinyl windows R-15 blown-in insulation in external walls; excluding garage NFA-calculated roof ventilation to keep air circulating evenly throughout the attic
Construction / Plumbing / Electrical / Mechanical	
Kitchen Exhaust Vented to the Outside 15.2 SEER electrical central air conditioning Expandable AquaPEX tubing and connectors for water lines Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer	Electric dryer connection in utility room Exterior 2 x 4 stud-grade lumber walls (16" on center) Structural Framing Members designed and inspected by a 3rd party engineer
Exterior Finishes	
Covered back patios (vary per plan) Brick exterior with James Hardie® siding and trim Minimum of 2 exterior waterproof electrical outlets	Guttering on front elevation (vary per plan) Composite Shutters and/or accents (vary per plan)
Warranties	
Builder's limited one-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's limited 30-year shingle warranty	RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty

30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

Inspections / Engineering

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

Kwikset door hardware, including Smartkey functionality at all exterior doors

Ecobee Smart thermostat with auto changeover between heat and cool. Smart technology allows for control of the HVAC system from anywhere.

Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere

10 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 3 smart switches, 5 smart dimmer switches, and 2 motion switches.

* Features subject to availability.





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Interior Finishes	
LED lighting throughout	5 1/4" baseboards throughout
Occupancy Sensor at Utility Room	3 1/2" paint grade casing throughout
Extended rod and shelf at utility room	Insulated entry door (panel style may vary)
Ecobee® Programmable, Wifi-Enabled, Thermostat	Garage Door Opener with 2 Remotes and Wifi Connectiviity
Choice of Brushed Nickel or matte black door knobs throughout	Garage walls to be textured, painted with Trim and casing throughout
All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad	4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms,	Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single
and hallways.	story plans)
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)	Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome or matte black.

Kitchen

3 cm quartz kitchen countertops Water line for refrigerator icemaker Tile Backsplash included throughout kitchen Choice of pendants at kitchen island (per plan) Trash pull-out included at kitchen sink (varies per plan) Full-extension drawer glides and soft close cabinet doors included throughout home

Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard

Cabinet included above refrigerator Pfister® kitchen faucet in choice of finish WIFI oven integrated with the Samsung® range Under cabinet lighting included throughout kitchen 1/3 horsepower sink garbage disposal with push button activation on countertop Choice of undermount sink, stainless steel apron-front sink, or Blanco® Silgranite® sink Stainless Steel Whirlood appliance package including self cleaning gas range with N

Stainless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and an adjustable second rack dishwasher with leak-detection technology.

