

Newport Elite

Collection: Elite Collection Floor Plan: Newport Elite

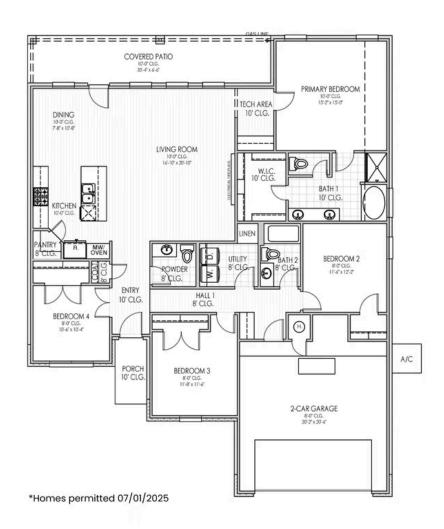
Square Feet: 2,030 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car



Elevation A



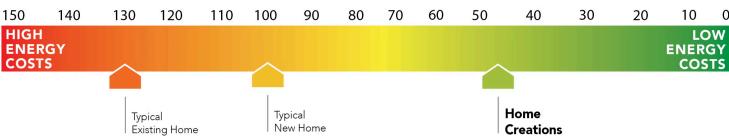
Elevation B





This floor plan with a HERS Index Rating of 49 is:

- 51% more energy efficient than a typical new home
- 81% more energy efficient than a typical existing home







Included Features

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Interior Finishes

10' seasonal storage in primary closet (select plans) Hand textured walls

Insulated entry door with glass insert (panel style may vary) 3" paint grade casing

55" Electric Fireplace (Permits 7/1/25) Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

5" paint grade baseboard Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single

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

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 Ventless gas log fireplace

lights (varies per plan)

Rocker switches (homes permitted after 5/1/23)

Square corners

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

Kitchen

*Price Pfister® kitchen faucet LED Under Cabinet Lighting (on selected plans) Decorative vented hood to outside Pendant lights over bar or island (select plans) Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch Kitchen hardware for cabinets and drawers Extended cabinet and countertop depth 2" at cooktop

3cm granite or quartz kitchen countertops Soft-close 36" upper kitchen wood cabinets (painted/stained) Tiled backsplash up to the bottom of cabinets

Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black,

White, or Grav)

Safety

Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls

Installed smoke detectors Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks Light over Primary bathroom showers

Steel tub with tiled walls in secondary bathroom(s) Ceramic tile floor Framed mirrors in all baths *Schluter-KERDI Shower System behind all shower walls

Price Pfister® bathroom faucet Tiled shower and tile-surrounded garden tub in Primary bath

Energy-efficiency

LED lights throughout Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work Radiant barrier roof decking R-15 blown-in insulation in external walls. Excludes garage Continuous eave roof ventilation

R-44 blown-in insulation in attic Polycel caulking around windows, doors and joints (energy efficient caulking package) R-8 Perimeter foam insulation at slab Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss

R-8 Insulated and mastic sealed A/C ducts 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 Enhanced modified slab on grade foundation

Sheetrock screwed to studs/walls Protective ground fault interrupter circuits 6 mil poly moisture barrier under slab 15.2 SEER electrical central air conditioning

*Uponor AquaPEX tubing for water lines Exterior 2 x 4 stud-grade lumber walls (16" on center)

Electric dryer connection in utility room *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Heat-taped condensation lines (attic only) *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with

lifetime limited warranty



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Exterior Finishes

Full sod
Covered patio
8/12 roof pitches
Enhanced exterior accents
Gas line to patio (Permits 7/1/25)

Elite landscape package with stone border Brick mailbox with cast stone address block 2 Woodford freeze-proof exterior water spigots Guttering over entry and AC pad (vary per plan) Minimum of 3 exterior waterproof electrical outlets

Warranties

Termite company's 5-year warranty Builder's limited one-year warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's lifetime limited shingle 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

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) Kwikset door hardware, including Smartkey functionality at all exterior doors

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 01/01/2024)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

Garage

Pull-down attic access in garage (per plan)

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

