Chelsea
Collection: The Wellington Collection  Floor Plan: Chelsea
Square Feet: 2,219 (m.o.l.)  Bedrooms: 4  Bathrooms: 2.5  Garage: 2 Car

This floor plan with a HERS Index Rating of 44 is:
- 64% more energy efficient than a typical new home
- 124% more energy efficient than a typical existing home
Included Features

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### Warranties
- Builder’s limited one-year warranty
- Termite company’s warranty
- Manufacturer’s limited lifetime shingle warranty
- Manufacturer’s limited appliance warranty
- Manufacturer’s limited heating & cooling units warranty
- RWC New Home limited 10-year warranty

### Safety
- Oriented Strand Board (OSB) exterior walls
- ADT Command Panel Security System
- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- Kwikset Smart Key locks and hardware
- ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls (exception Barrel Ceilings)
- Installed smoke detectors
- Carbon Monoxide Sensor

### Energy-efficiency
- Radiant Barrier Roof Decking
- R-15 blown-in insulation in external walls. Excludes garage
- Gas heating 96% high efficiency furnace and duct work
- Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
- Polyethylene caulking around windows, doors and joints (energy efficient caulking package)
- P Cecilfoam insulation under slab
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- R-19 batt insulation in sloped ceiling
- R-4 blown-in insulation in attic
- HERs Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
- 97% efficient tankless water heater

### Construction / Plumbing / Electric / Mechanical
- Copper electrical wiring
- Heat-taped condensation lines (attic only)
- Category 5 structured wiring
- Protective ground fault interrupter circuits
- RG6 quad shield cable wiring (at least 4 cable outlets)
- Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
- Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
- Electric dryer connection in utility room
- Atlas HP42 130 MPH rated shingles with 3M Scotchgard Protector
- 16 SEER electrical central air conditioning
- Uponor AquaPEX tubing for water lines
- Enhanced modified slab on grade
- Exterior 2 x 4 stud-grade lumber walls (16" on center)
- Ceiling fans in living room and master bedroom
- Box rated for ceiling fans in all other bedrooms
- Pull-down attic access in garage (in single story plan)
- Double or Single French Back Door with Built-in Blinds
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
- Garage door opener with 2 remotes (2-car garages only)
- Woodford Freeze-Proof Exterior Water Spigots
- 6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
- Wellington landscape package
- Brick mailbox with address stone
- Brick exterior (partial siding on some plans)
- Semi-gloss exterior paint

### Exterior Finishes
- Concrete patio (vary per plan)
- Minimum of 2 exterior waterproof electrical outlets
- Two Woodford Freeze-Proof Exterior Water Spigots
- Front and side yard sod
- Quoin corners in brick work (varies per plan)
- Guttering over entry and AC pad (vary per plan)
- Shutter and/or dormers (vary per plan)
- Wellington landscape package
- 6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)

### Interior Finishes
- 2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)
- Raised 10' ceiling in living areas and master bedrooms (in single story plan)
- Filtrete™ Air Filtration Systems
- LED lights throughout
- Ceiling fans in living room and master bedroom
- Box rated for ceiling fans in all other bedrooms
- Pull-down attic access in garage (in single story plan)
- Double or Single French Back Door with Built-in Blinds
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
- Garage door opener with 2 remotes (2-car garages only)
- Combo flooring- Ceramic tile floors in select areas and wall-to-wall plush cut loop
- Berber carpet with 1/2" 6 lb pad in select areas
- 1/4" paint grade baseboard
- Paint grade baseboard (in select areas per plan)
- 1/4" paint grade baseboard
- Hand textured walls

### Kitchen
- 1/3 horsepowersink garbage disposal
- Price Pfister® kitchen faucet (satin nickel or oil rubbed bronze)
- Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)
- 3 cm granite or quartz kitchen countertops with tiled backsplash
- Ceramic tile floor (Kitchen and Dining area)
- Water line for refrigerator icemaker
- 8" deep under mount kitchen sink (stainless steel)
- Flat panel 30" soft-close upper kitchen wood cabinets with European hinges (glass insert on one set of door applies in selected plans)
- Paint grade crown molding (in selected areas per plan)
- Pendant lights over bar or island (selected plans)

### Bathroom
- Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
- Light in master bathroom showers
- Schluter-KERDI Shower System
- Ceramic tile floor in baths
- Tiled shower and garden tub in master bath
- Framed mirror
- Fiberglass shower / tub combo in hall bath

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**Buyer's Initials**  **Builder's Initials**  **Seller's or its Representative's Initials**

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.