

# Cleveland

Collection: The Wellington Collection Floor Plan: Cleveland Square Feet: 2,475 (m.o.l.) Bedrooms: 4 Bathrooms: 2.5 Garage: 2 Car











## **Included Features**

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#### Construction / Plumbing / Electrical / Mechanical

Conner electrical wiring	
Copper electrical wiring Category 5 structured wiring Exterior 2 x 4 stud-grade lumber walls 16 SEER electrical central air conditioning RG6 quad shield cable wiring (minimum of 4 cable outlets)	Copper electrical wiring Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Protective ground fault interrupter circuits Stone trim on front of home per plan (upgraded stucco accent wall available)
Bathroom	
Elongated toilets in bathrooms 3 cm granite vanity tops with ceramic undermount bowls Garden tub and separate shower with glass doors and acrylic insert in Master Bath	Fiberglass shower/tub combo in Hall bathroom Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze
nterior Finishes	
Full Blinds Paint grade crown molding Insulated entry door (panel style may vary) Box rated for ceiling fan in all other bedrooms Gas log fireplace or modern style electric fireplace Pull-down attic access in garage (in single story plan) Custom light fixture package (includes wiring & installation)	Paint grade baseboards Orange peel texture walls Ceiling fans in living room and master bedroom Bullnose corners in common areas (varies per plan) Wall-to-wall plush cut berber carpet with 1/2" Glb pad Raised 10' ceiling in living areas (in single story plan) Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room
Inspections / Engineering	
HERS Index energy efficiency rating performed twice by 3rd party licensed inspector every home is tested; score varies per plan & home permit date)	
Energy-efficiency	
Eave roof ventilation Radiant Barrier Roof Decking R-8 Perimeter foam insulation at slab R-19 Batt insulation in sloped ceiling Polycel caulking around windows, doors and joints R-44 Blown-in insulation in attic and RR-15 in exterior walls HERS Index Energy Efficiency Rating (varies per plan & home permit date)	Premeter slab insulation House wrap with moisture barrier Insulated and mastic sealed A/C ducts Gas heating 96% high efficiency furnace Low-e Thermalpane tilt-in vinyl windows with screen 96% efficient gas tankless water heater (homes permitted after 4/15/19)
Safety	
Driented Strand Board (OSB) exterior walls Fornado Straps that secure perimeter walls to rafters Sheetrock screwed to studs/walls (except Barrel Ceilings)	Installed smoke & carbon monoxide detectors Anchor bolts that secure perimeter walls to foundation
Exterior Finishes	
Landscaping package Concrete patio (varies per plan) Three exterior waterproof electrical outlets Brick mailbox with cast stone address block (may vary due to location of property) Two-car garage with insulated, wind-resistant steel panels, and garage door opener	Semi-gloss exterior paint Two exterior frost proof water spigots Guttering over AC pad and entry (varies per plan) Brick exterior with brick ledge and siding on back with stone trim on front (varies per plan)
with two remote control openers	
Warranties	
Termite company's warranty RWC New Home limited 10-year warranty	Builder's limited one-year warranty Brick company's limited 100-year warranty Manufacturer's limited lifetime shingle warranty

Buyer's Initials \_\_\_\_\_\_ Buyer's Initials \_\_\_\_\_\_ Seller's or its Representative'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.





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#### Kitchen

Gas stub in kitchen Water line for refrigerator icemaker USB outlet in kitchen (house permitted after 5/1/2017) Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)

1-hole kitchen faucet Pendant lights over bar (varies per plan) 3 cm granite or quartz kitchen countertops with travertine backsplash

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