

Berkeley Elite
Collection: The Elite Collection Floor Plan: Berkeley Elite

Square Feet: 2,535 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 2 Car



Elevation A

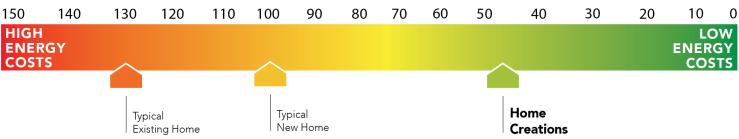


Elevation B



This floor plan with a HERS Index Rating of 50 is:

- 50% more energy efficient than a typical new home
- 80% more energy efficient than a typical existing home







Included Features

Collection: The Elite Collection Floor Plan: Berkeley Elite

Square Feet: 2,535 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023)

Sheetrock screwed to studs/walls *Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) Protective ground fault interrupter circuits

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

Bathroom

Undermount sinks Framed mirrors in all baths Light over Primary bathroom showers

*Schluter-KERDI Shower System behind all shower walls

2 cm granite or quartz bathroom countertops with 4" backsplash

Ceramic tile floor

Price Pfister® bathroom faucet

Steel tub with tiled walls in secondary bathroom(s)

Tiled shower and tile-surrounded garden tub in Primary bath

Interior Finishes

Square corners 3" paint grade casing Ventless gas log fireplace

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

Insulated entry door with glass insert (panel style may vary)

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

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

Hand textured walls 5" paint grade baseboard

Ceramic tile floor in baths and utility

10' seasonal storage in primary closet (select plans)
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

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

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

in all other bedrooms)

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

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

LED lights throughout Continuous eave roof ventilation R-8 Perimeter foam insulation at slab

R-8 Insulated and mastic sealed A/C ducts

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

Sill seal foam gasket used under exterior framing, against concrete, to reduce air Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less)

Radiant barrier roof decking R-44 blown-in insulation in attic

Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work Energy Star certified home (homes permitted after 01/01/2024)

Polycel caulking around windows, doors and joints (energy efficient caulking package)
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector

(every home is tested; score varies per plan & home permit date)

Garage

Pull-down attic access in garage (per plan)

Wifi enabled garage door opener with 2 remotes (2-car garages only)

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

Safety

Carbon Monoxide detectors

Oriented Strand Board (OSB) exterior walls

Tornado Straps that secure perimeter walls to rafters/roof

Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation

Kwikset door hardware, including Smartkey functionality at all exterior doors

Smart Home Features

Video doorbell with Chime at front entry

Occupancy sensor at utility room and pantry door

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Kwikset door Hardware, including Smartkey functionality at all exterior doors 2 Electrical outlet w/dual USB ports in kitchen

2 Electrical outlet w/dual USB ports in primary bedroom Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Electric vehicle charging plug (220V 50Amp service; homes permitted after

Exterior Finishes

8/12 roof pitches

Elite landscape package with stone border 2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets

6ft. stockade fence connected to the rear corners of the home with one standard gate

Covered patio

Enhanced exterior accents

Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan)
Brick exterior with partial siding (varies per plan)

Warranties

Termite company's 5-year warranty RWC New Home limited 10-year warranty Manufacturer's limited 30-year shingle warranty Builder's limited one-year warranty Manufacturer's limited appliance warranty

Manufacturer's limited heating & cooling units warranty

Kitchen

*Price Pfister® kitchen faucet Water line for refrigerator icemaker 3cm granite or quartz kitchen countertops Decorative vented hood to outside Kitchen hardware for cabinets and drawers Tiled backsplash up to the bottom of cabinets

Buyer's Initials Buyer'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.



^{*} Features subject to availability.