

Berkeley

Collection: The Wellington Collection Floor Plan: Berkeley

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



Elevation A

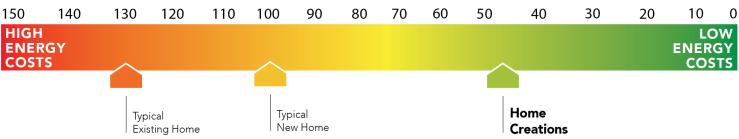


Elevation B



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

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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 5

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*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 bath showers

*Schluter-KERDI Shower System behind all shower walls Tiled shower walls and tiled-surround garden tub in primary bath Ceramic tile floor

Price Pfister® bathroom faucet

2 cm granite or quartz countertops with 4" backsplash One piece tub/shower enclosure in all secondary baths

Interior Finishes

Square corners Ventless gas log fireplace

Ceramic tile floor in baths and utility
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze
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

3" paint grade baseboard and casing Insulated entry door (panel style may vary)

Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas

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

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 remote

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) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024) 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

Exterior Finishes

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

2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets

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 beating & cooling w

Manufacturer's limited heating & cooling units warranty

Buyer's Initials ______ Buyer's Initials ______ Seller's or its Representative's Initials ______



^{*} Features subject to availability.



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Kitchen

*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
Undermount single basin kitchen sink (stainless steel)
Disposal switch located beside kitchen faucet on all kitchen islands (per plan)

Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/ air switch
Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi
enabled free-standing gas range

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