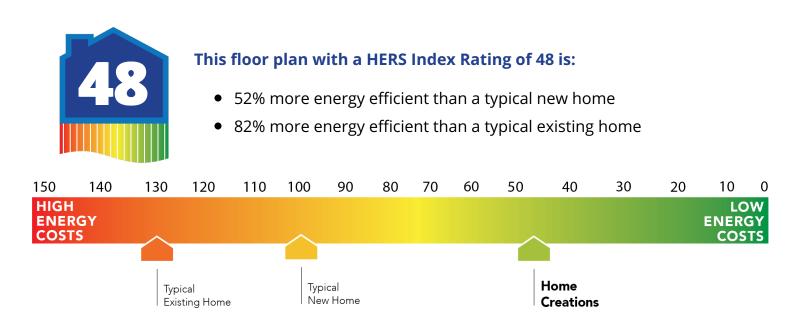


## **Cameron Plus** Collection: The Wellington Collection Floor Plan: Cameron Plus Square Feet: 2,440 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0 Garage: 2 Car











## **Included Features**

**Collection:** The Wellington Collection **Floor Plan:** Cameron Plus **Square Feet:** 2,440 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical Copper electrical wiring Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab \*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Heat-taped condensation lines (attic only) Enhanced modified slab on grade foundation Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center) \*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty RG6 Quad-shield cable wiring (at least four category 5e structured wiring) 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023) \*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes permitted after 09/01/2023) Bathroom Undermount sinks Ceramic tile floor Framed mirrors in all baths Price Pfister® bathroom faucet 2 cm granite or quartz countertops with 4" backsplash Light over primary bath showers Schluter-KERDI Shower System behind all shower walls One piece tub/shower enclosure in all secondary baths Tiled shower walls and tiled-surround garden tub in primary bath **Interior Finishes** Square corners Hand textured walls Ventless gas log fireplace 3" paint grade baseboard and casing Insulated entry door (panel style may vary) Ceramic tile floor in baths and utility Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze 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 Standard wood-look tile selections in living room, dining, kitchen, entry and hall. lights 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) **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 Radiant barrier roof decking Continuous eave roof ventilation R-44 blown-in insulation in attic R-8 Perimeter foam insulation at slab Up to 96% efficient tankless water heater Gas heating 96% high efficiency furnace & duct work R-8 Insulated and mastic sealed A/C ducts Energy Star certified home (homes permitted after 01/01/2024) R-15 blown-in insulation in external walls. Excludes garage Polycel callking 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) 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) Garage Pull-down attic access in garage (per plan) Finished 2-car garage with wall texture, trim and paint Wifi enabled garage door opener with 2 remotes (2-car garages only) Safety Carbon Monoxide detectors Installed smoke detectors Oriented Strand Board (OSB) exterior walls Anchor bolts that secure perimeter walls to foundation Tornado Straps that secure perimeter walls to rafters/roof Kwikset door hardware, including Smartkey functionality at all exterior doors Smart Home Features Video doorbell with Chime at front entry 2 Electrical outlet w/dual USB ports in kitchen Occupancy sensor at utility room and pantry door 2 Electrical outlet w/dual USB ports in primary bedroom Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024) **Exterior Finishes** Full sod Wellington landscape package 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 2 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan) Warranties Termite company's 5-year warranty RWC New Home limited 10-year warranty Builder's limited one-year warranty Manufacturer's limited appliance warranty Manufacturer's limited 30-year shingle warranty Manufacturer's limited heating & cooling units warranty Kitchen \*Price Pfister® kitchen faucet Water line for refrigerator icemaker 3cm granite or quartz kitchen countertops Tiled backsplash up to the bottom of cabinets Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch Flat panel 30" soft-close upper kitchen wood cabinets (painted/stained) Undermount single basin kitchen sink (stainless steel) Disposal switch located beside kitchen faucet on all kitchen islands (per plan) Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range \_ 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.

