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

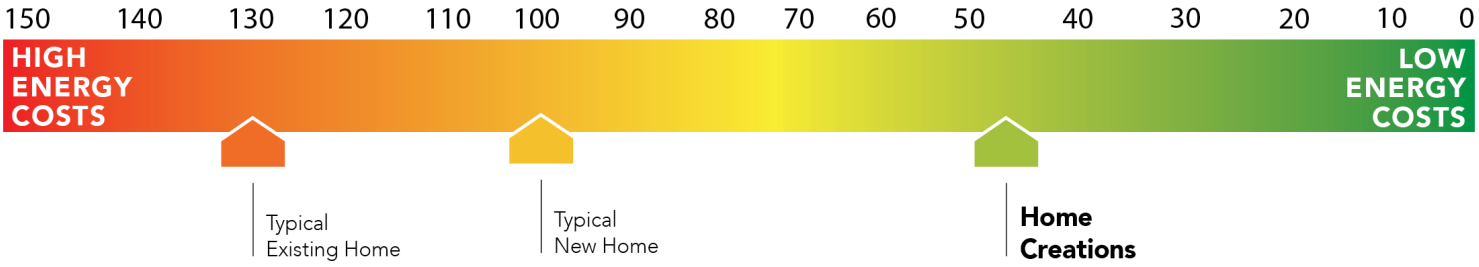


☐ Elevation B



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



Floor plans' specifications, included features, options and elevations are subject to change.

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 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 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

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

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)
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 sod
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 heating & cooling units warranty

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

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.