

## Olivia

Collection: Wellington Collection Floor Plan: Olivia

Square Feet: 2,005 (m.o.l.) Bedrooms: 3 Bathrooms: 2.5 Garage: 2 Car





### **Included Features**

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#### **Interior Finishes**

Square corners Hand textured walls Ventless gas log fireplace

3" paint grade baseboard and casing Ceramic tile floor in baths and utility Insulated entry door (panel style may vary) Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas 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)
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Kitchen

\*Price Pfister® kitchen faucet LED under cabinet lights in kitchen 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
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Undermount single basin kitchen sink (stainless steel)
30" soft-close upper kitchen wood cabinets (painted/stained)

Deako Rocker Switches (Homes permitted after 11/1/24)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Safety

Carbon Monoxide detectors Installed smoke detectors Oriented Strand Board (OSB) exterior walls Anchor bolts that secure perimeter walls to foundation

**Bathroom** 

Undermount sinks
Ceramic tile floor
Framed mirrors in all baths
Price Pfister® bathroom faucet

Light over primary bath showers (varies per plan)
Fiberglass shower / tub combo in all secondary baths
2 cm granite or quartz countertops with 4" backsplash
\*Schluter-KERDI Shower System behind all shower walls

Up to 96% efficient tankless water heater

**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
R-8 Insulated and mastic sealed A/C ducts

Gas heating 96% high efficiency furnace & duct work
R-15 blown-in insulation in external walls. Excludes garage
Polycel caulking around windows, doors and joints (energy efficient caulking package)
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC
Coefficient with argon gas of .26 or less)

**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
15.2 SEER electrical central air conditioning
Exterior 2 x 4 stud-grade lumber walls (16" on center)
\*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

\*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty





Garage

Pull-down attic access in garage (per plan)

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#### **Exterior Finishes**

Full sod	Guttering over entry and AC pad (vary per plan)
Wellington landscape package	Minimum of 2 exterior waterproof electrical outlets
2 Woodford freeze-proof exterior water spigots	Brick exterior with partial siding (varies per plan)
Warranties	
Termite company's 5-year warranty	Manufacturer's limited appliance warranty
Builder's limited one-year warranty	Manufacturer's lifetime limited shingle warranty
RWC New Home limited 10-year warranty	Manufacturer's limited heating & cooling units warranty
Inspections / Engineering	
All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.	HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)
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engineer.  Smart Home Features	inspector (every home is tested; score varies per plan & home permit date)
engineer.	

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

