



Hudson

Collection: The Signature Collection Floor Plan: Hudson

Square Feet: 2,839 (m.o.l.) Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car



Elevation A

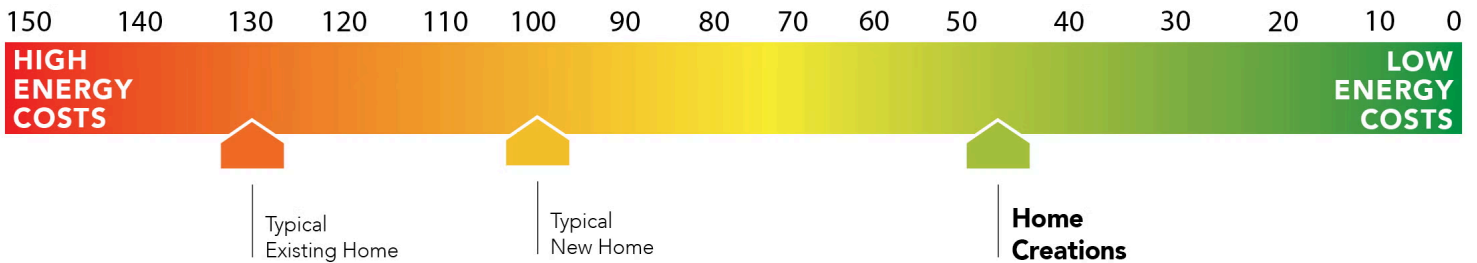


Elevation B



This floor plan with a HERS Index Rating of 51 is:

- 49% more energy efficient than a typical new home
- 79% more energy efficient than a typical existing home



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





Included Features

Collection: The Signature Collection Floor Plan: Hudson

Square Feet: 2,839 (m.o.l.) Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car

Interior Finishes

Square corners
 3" paint grade casing
 Ventless gas log fireplace - elevated
 Upgraded ceramic tile in baths and utility
 Rocker switches (homes permitted after 5/1/23)
 Select 8' Interior Doors - Locations Vary Per Plan
 Faux beams standard in common areas (varies per plan)
 Pantry door with frosted glass (homes permitted after 11/1/24)
 Pediment treatments in main living areas (locations vary per plan)

Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

Hand textured walls
 5" paint grade baseboard
 10' seasonal storage in primary closet
 Ceiling fans in all bedrooms and living room
 10' ceilings on first floor on select floor plans
 Deako Rocker Switches (Homes permitted after 11/1/24)
 Insulated entry door with glass insert (panel style may vary)
 Wood look tile in kitchen, dining, living room, entry and halls
 Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold

Safety

Installed smoke detectors
 Oriented Strand Board (OSB) exterior walls
 Tornado Straps that secure perimeter walls to rafters/roof

Carbon Monoxide detectors
 Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks
 Price Pfister® bathroom faucet
 Doorless shower in primary bathroom
 Metal framed mirrors in Primary and powder bath
 Steel tub with tiled walls in secondary bathroom(s)
 2 cm granite or quartz bathroom countertops with 4" backsplash
 Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary bath (varies per plan)

Upgraded ceramic tile floor
 Framed mirrors in Secondary baths
 Head knockers included in all bathrooms
 Light over primary bath showers (varies per plan)
 *Schluter-KERDI Shower System behind all shower walls
 Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025)

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
 Polycel caulking around windows, doors and joints (energy efficient caulking package)
 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)
 Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss
 HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
 6 mil poly moisture barrier under slab
 Electric dryer connection in utility room
 Heat-taped condensation lines (attic only)
 15.2 SEER electrical central air conditioning
 *Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024)

Sheetrock screwed to studs/walls
 *Uponor AquaPEX tubing for water lines
 Enhanced modified slab on grade foundation
 Protective ground fault interrupter circuits
 Exterior 2 x 4 stud-grade lumber walls (16" on center)
 *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty

Exterior Finishes

3-car garage
 Gas line to patio
 Enhanced exterior accents
 Septic System (if required)
 Brick mailbox with cast stone address block
 Guttering over entry and AC pad (varies per plan)
 Signature landscaping package including stone border

8/12 roof pitch
 Sprinkler Loop at Garage
 Covered back/front patios
 Up to 10,000 square feet of sod
 2 Woodford freeze-proof exterior water spigots
 Minimum of 3 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
 Manufacturer's lifetime limited shingle warranty

Builder's limited one-year warranty
 Manufacturer's limited appliance 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)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
 Kwikset door hardware, including Smartkey functionality at all exterior doors
 Electric vehicle charging plug (220V 50Amp service; homes permitted after

2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)
 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
 Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple

* Features subject to availability.

Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. 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.





Included Features

Collection: The Signature Collection **Floor Plan:** Hudson

Square Feet: 2,839 (m.o.l.) **Bedrooms:** 5 **Bathrooms:** 3.5 **Garage:** 3 Car

Kitchen

Sweep outs at toe-kick
Decorative vented hood to outside
Water line for refrigerator icemaker
Built-in trash can drawer in the kitchen island
Pot filler (Homes permitted after January 1, 2025)
Extended cabinet and countertop depth 2" at cooktop
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood

*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36" 5-Burner Gas Cooktop

*Price Pfister® kitchen faucet
LED under cabinet lights in kitchen
3 cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
Soft close drawers (on cabinets delivered after 02/01/2024)
Single basin undermount farm sink (stainless steel) or workstation sink
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10' ceilings, varies per plan) (painted/stained)

* Features subject to availability.

Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. 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.

