



# Spruce

Collection: The Village Collection Floor Plan: Spruce

Square Feet: 1,518 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



Elevation D



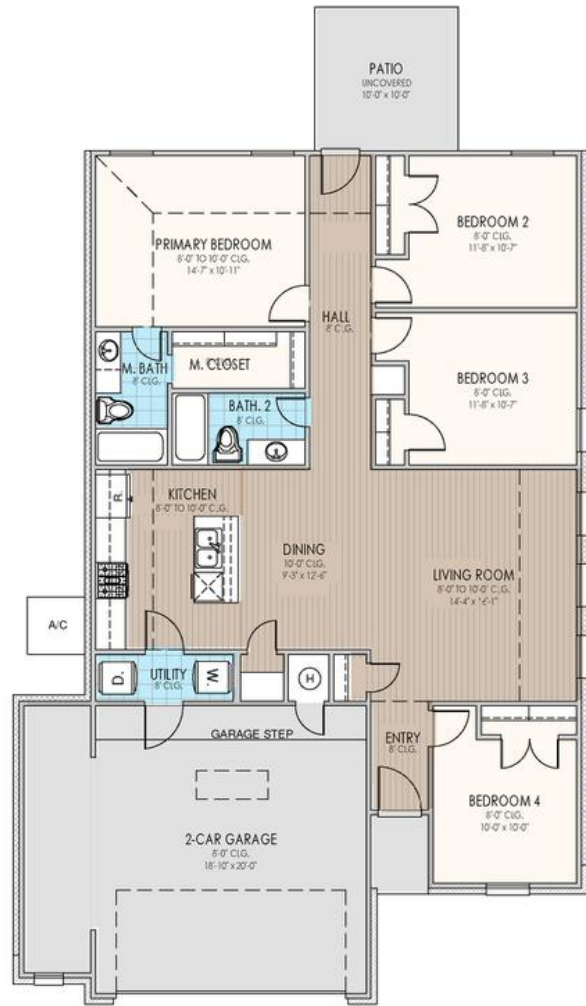
Elevation E



Elevation F



Elevation G





# Included Features

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## Construction / Plumbing / Electrical / Mechanical

Electric dryer connection in utility room  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer  
Kitchen Exhaust Vented to the Outside

Exterior 2 x 4 stud-grade lumber walls (16" on center)  
Structural Framing Members designed and inspected by a 3rd party engineer  
30year 130 MPH rated shingles  
Expandable AquaPEX tubing and connectors for water lines

## Bathroom

Quartz bathroom countertops  
Fiberglass shower pan with choice of tile and glass door with towel bar in primary bath  
Fiberglass shower / tub combo with choice of tile in hall bath  
Choice of Luxury Vinyl in all baths

Delta®, or equal, bathroom faucet  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included  
Primary bath comes standard with kneespace (plan may vary)  
Schluter® Systems Waterproof membrane system behind every tub and shower wall

## Interior Finishes

Insulated entry door (panel style may vary)  
  
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas  
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)

Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways  
4" paint grade baseboard and casing throughout, including the garage  
Garage Door Opener with 2 Remotes and Wifi Connectivity

## Inspections / Engineering

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

97% efficient tankless water heater  
R-30 batt insulation in sloped ceiling  
Low-E glass with Argon Gas, tilt-in vinyl windows  
HERS testing before drywall, and before closing  
Roof Ventilation system  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Polycel caulking around windows, doors and joints (energy efficient caulking package)  
R-15 blown-in insulation in external walls. Excludes garage  
R-38 blown-in insulation in attic  
R-6 Insulated and mastic sealed A/C ducts  
Gas Furnace for Heating

## Garage

Pull-down attic access in garage (per plan)

## Safety

Anchor bolts that secure perimeter walls to foundation  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Kwikset door Hardware, including Smartkey functionality at all exterior doors  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Taexx® Pest Control Tubes ran throughout home

## Exterior Finishes

Minimum of 2 exterior waterproof electrical outlets  
Brick exterior with James Hardie® siding and trim  
Semi-gloss exterior paint with two colors  
Composite Shutters and/or accents (vary per plan)

Two Woodford Freeze-Proof Exterior Water Spigots  
Full Sod in front and side yards. Back yard to have 20' from back porch  
Concrete-covered patios available (vary per plan)  
Guttering on front elevation (vary per plan)

## Warranties

Manufacturer's limited appliance warranty  
RWC New Home limited 10-year warranty  
Manufacturer's limited 30-year shingle warranty  
HomeTeam Pest Defense Termite warranty

Manufacturer's limited heating & cooling units warranty  
Builder's limited one-year warranty  
DUPONT TYVEK HOMEWRAP 10 year warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

## Kitchen

1/3 horsepower sink garbage disposal w/ air switch  
2 cm quartz kitchen countertops with tile backsplash  
  
Delta® kitchen faucet  
WIFI oven integrated in the Samsung® range

Water line for refrigerator icemaker  
4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher  
Over-the-range stainless steel Samsung® microwave with exterior venting  
Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware

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.

