



Andrew Plus

Collection: The Collection Floor Plan: Andrew Plus

Square Feet: 1,612 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation E



Elevation F



Elevation G





Included Features

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Bathroom

*Schluter-KERDI Shower System
Choice of Luxury Vinyl in hall baths
Tiled showers in all bathrooms up to door height
Light included in Primary Bedroom showers
Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware
Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included

Step-Down Shower Floor with cut tile in Primary Bath
Garden Tub with Integrated skirt and choice of tile splash in Primary Bath
Delta®, or equal, bathroom faucet
Quartz countertops in all baths
Over-toilet cabinet included in Primary water closet
Full-extension drawer glides with soft close cabinet doors and hardware

Interior Finishes

Insulated entry door (panel style may vary)
Ceiling fans in living room and primary bedroom (secondary bedrooms will be box rated and wired for ceiling fans)
LED lights throughout
Ecobee Programmable Thermostat with Wifi Technology

Pull-down attic access in garage (in single story plan)
Raised 10' ceiling in living areas and master bedrooms (in single story plan)
Bullnose corners (vary per plan)
Box rated for ceiling fan in all other bedrooms
4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)
Choice of Brushed Nickel or matte black door knobs throughout
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, and hallways.
3 1/2" paint grade casing throughout
Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel or matte black.
Ecobee® Programmable, Wifi-Enabled, Thermostat
Occupancy Sensor at Utility Room
Wifi-Enabled Garage Door Opener

All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad
Garage Door Opener with 2 Remotes and Wifi Connectivity

Garage walls to be textured, painted with Trim and casing throughout
Wall cabinet with rod and shelf included in Utility Room

5 1/4" baseboards throughout
Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)

Energy-efficiency

97% efficient tankless water heater
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Radiant barrier roof decking
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
R-15 blown-in insulation in external walls; excluding garage
R-38 blown-in insulation in attic
HERS testing before drywall, and before closing
Gas Furnace for Heating

R-19 batt insulation in sloped ceiling
Low-E glass with Argon Gas, tilt-in vinyl windows
NFA-calculated roof ventilation to keep air circulating evenly throughout the attic
Roof Ventilation system

Construction / Plumbing / Electric / Mechanical

Exterior 2 x 4 stud-grade lumber walls (16" on center)
16 SEER electrical central air conditioning
Schluter® Systems Waterproof membrane system behind every tub and shower wall
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer
Kitchen Exhaust Vented to the Outside

Electric dryer connection in utility room
30-year 130 MPH rated shingles
Structural Framing Members designed and inspected by a 3rd party engineer
30year 130 MPH rated shingles
Expandable AquaPEX tubing and connectors for water lines

Safety

Anchor bolts that secure perimeter walls to foundation
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

*Kwikset Smart Key locks and hardware
3rd Party Inspection of Foundation Engineering and Framing Placement and Execution
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
Full Sod in front and side yards.
Guttering on front elevation (vary per plan)
Covered Back Patios
Video Doorbell with Free Storage and Playback Data Feature

Two Freeze-Proof Exterior Water Spigots
Brick exterior with LP® Smart Trim siding
Composite Shutters and/or accents (vary per plan)
Concrete-covered patios available (vary per plan)

Warranties

Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty

Manufacturer's limited heating & cooling units warranty
Builder's limited one-year warranty
HomeTeam Pest Defense Termite warranty

Kitchen

Occupancy light fixture installed at Pantry (per plan)
Delta® kitchen faucet in choice of finishes
Over-the-range stainless steel Samsung® microwave with exterior venting
Tile Backsplash included throughout kitchen
3 cm quartz kitchen countertops with backsplash
Trash pull-out included at kitchen sink (varies per plan)
Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard
Under cabinet lighting included throughout kitchen

Choice of Pendants at Kitchen Island
Water line for refrigerator icemaker
Samsung® stainless steel dishwasher
1/3 horsepower sink garbage disposal with push button activation on countertop
4 burner Samsung® Gas Range with integrated Griddle
Cabinet included above refrigerator
Choice of Black undermount workstation sink, or stainless apron-front sink in Kitchen
Full-extension drawer glides and soft close cabinet doors included throughout home
4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher
Motion Sensor light in Panty (per plan)

WiFi oven integrated with the Samsung® range
Wifi-Enabled Samsung Range

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.

