







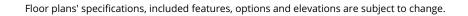
Elevation B







Elevation C







Included Features

Collection: The Wellington Collection Floor Plan: Morgan

Square Feet: 1,908 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 3 Car

Construction / Plumbing / Electrical / Mechanical

Construction / Plumbing / Electrical / Mechanical	
30year 130 MPH rated shingles Electric dryer connection in utility room Expandable AquaPEX tubing and connectors for water lines 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 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)
Bathroom	
Quartz countertops in all baths Choice of Luxury Vinyl in hall baths Tiled showers in all bathrooms up to ceiling Step-Down Shower Floor with cut tile in Primary Bath Full-extension drawer glides with soft close cabinet doors and hardware Schluter® Systems Waterproof membrane system behind every tub and shower wall	Delta®, or equal, bathroom faucet Light included in Primary Bedroom showers Over-toilet cabinet included in Primary water closet *Schluter-KERDI Shower System behind all shower walls Garden Tub with Integrated skirt and choice of tile splash in Primary Bath Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and
Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included	Bath Hardware
Interior Finishes	
LED lighting throughout Occupancy Sensor at Utility Room Insulated entry door (panel style may vary) Wall cabinet with rod and shelf included in Utility Room Choice of Brushed Nickel or matte black door knobs throughout Garage walls to be textured, painted with Trim and casing throughout 4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan) Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans) Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)	5 1/4" baseboards throughout 3 1/2" paint grade casing throughout Ecobee® Programmable, Wifi-Enabled, Thermostat Garage Door Opener with 2 Remotes and Wifi Connectiviity 1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023) All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, and hallways. Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms) Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome or matte black.
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)	
Energy-efficiency	
Gas Furnace for Heating R-38 blown-in insulation in attic Low-E glass with Argon Gas, tilt-in vinyl windows Radiant barrier roof decking keeping your attic up to 30 degrees cooler Polycel caulking around windows, doors and joints (energy efficient caulking package)	Roof Ventilation system Up to 96% efficient tankless water heater R-15 blown-in insulation in external walls; excluding garage NFA-calculated roof ventilation to keep air circulating evenly throughout the attic
Safety	
Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Hurricane Straps on each rafter that secure perimeter walls to rafters/roof 3rd Party Inspection of Foundation Engineering and Framing Placement and Execution	Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Kwikset door hardware, including Smartkey functionality at all exterior doors Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup
Exterior Finishes	
Covered back patios (vary per plan) 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) Video Doorbell with Free Storage and Playback Data Feature	Guttering on front elevation (vary per plan) Brick exterior with James Hardie® siding and trim Minimum of 2 exterior waterproof electrical outlets
Warranties	
Builder's limited one-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's limited 30-year shingle warranty 30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)	RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty
Kitchen	
1 USB Combo outlet in Kitchen Samsung® stainless steel dishwasher Choice of Pendants at Kitchen Island Motion Sensor light in Panty (per plan) Tile Backsplash included throughout kitchen Under cabinet lighting included throughout kitchen Choice of undermount sink, or stainless apron-front sink 4 burner Samsung® Stainless Steel Gas Range with integrated Griddle 1/3 horsepower sink garbage disposal with push button activation on countertop Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard	3 cm quartz kitchen countertops Cabinet included above refrigerator Water line for refrigerator icemaker Delta® kitchen faucet in choice of finishes WIFI oven integrated with the Samsung® range Occupancy light fixture installed at Pantry (per plan) Trash pull-out included at kitchen sink (varies per plan) Over-the-range stainless steel Samsung® microwave with exterior venting Full-extension drawer glides and soft close cabinet doors included throughout home
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.

