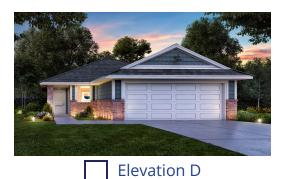


## Magnolia Collection: The Collection Floor Plan: Magnolia Square Feet: 1,378 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





Elevation E



Elevation F





## **Included Features**

Collection: The Collection Floor Plan: Magnolia

Square Feet: 1,378 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

## **Construction / Plumbing / Electrical / Mechanical**

construction / Flumbing / 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 bathroom countertops Choice of Luxury Vinyl in all baths Fiberglass shower / tub combo with choice of tile in hall bath Schluter® Systems Waterproof membrane system behind every tub and shower wall	Delta®, or equal, bathroom faucet Primary bath comes standard with kneespace (plan may vary) Full-Height, Full-Overlay Cabinets with Cabinet Hardware included Fiberglass shower pan with choice of tile and glass door with towel bar in primary bath
Interior Finishes	
Insulated entry door (panel style may vary) 1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023) Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)	Garage Door Opener with 2 Remotes and Wifi Connectiviity 4" paint grade baseboard and casing throughout, including the garage All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Inspections / Engineering	
All foundation designs reviewed and stamped by 3rd party state-certified engineer.	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 R-6 Insulated and mastic sealed A/C ducts Low-E glass with Argon Gas, tilt-in vinyl windows Radiant barrier roof decking keeping your attic up to 30 degrees cooler	Roof Ventilation system Up to 96% efficient tankless water heater HERS testing before drywall, and before closing R-15 blown-in insulation in external walls. Excludes garage Polycel caulking around windows, doors and joints (energy efficient caulking package)
Garage	
Pull down attic access in garage (per plan)	
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
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 Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with
Safety Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Kwikset door hardware, including Smartkey functionality at all exterior doors	Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with
Safety Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Kwikset door hardware, including Smartkey functionality at all exterior doors Exterior Finishes Semi-gloss exterior paint with two colors 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan)	Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup Guttering on front elevation (vary per plan) Brick exterior with James Hardie® siding and trim Concrete-covered patios available (vary per plan)
Safety Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Kwikset door hardware, including Smartkey functionality at all exterior doors Exterior Finishes Semi-gloss exterior paint with two colors 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) Minimum of 2 exterior waterproof electrical outlets	Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup Guttering on front elevation (vary per plan) Brick exterior with James Hardie® siding and trim Concrete-covered patios available (vary per plan)
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Safety Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Kwikset door hardware, including Smartkey functionality at all exterior doors Exterior Finishes Semi-gloss exterior paint with two colors 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) Minimum of 2 exterior waterproof electrical outlets Warranties Builder's limited one-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty	Hurricane Straps on each rafter that secure perimeter walls to rafters/roof Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup Guttering on front elevation (vary per plan) Brick exterior with James Hardie® siding and trim Concrete-covered patios available (vary per plan) Full Sod in front and side yards. Back yard to have 20' from back porch RWC New Home limited 10-year warranty DUPONT TYVEK HOMEWRAP 10 year warranty Manufacturer's limited 30-year shingle warranty 30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23) Water line for refrigerator icemaker 1/3 horsepower sink garbage disposal w/ air switch Over-the-range stainless steel Samsung® microwave with exterior venting

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.

