

Gramercy Collection: The Signature Collection **Floor Plan:** Gramercy

Square Feet: 3,253 (m.o.l.) Bedrooms: 4 Bathrooms: 3.5 Garage: 3 Car









Included Features

Collection: The Signature Collection Floor Plan: Gramercy

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Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring *Uponor AquaPEX tubing for water lines 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 *Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty (homes permitted after 09/01/2023)

Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab Enhanced modified slab on grade foundation Protective ground fault interrupter circuits Exterior 2 x 4 stud-grade lumber walls (16" on center)

RG6 Quad-shield cable wiring (at least four category 5e structured wiring)

Bathroom

Undermount sinks Price Pfister® bathroom faucet Framed mirrors in Secondary baths Head knockers included in all bathrooms

Steel tub with tiled walls in secondary bathroom(s)

2 cm granite or quartz bathroom countertops with 4" backsplash

Upgraded ceramic tile floor Light over primary bath showers Doorless shower in primary bathroom

Metal framed mirrors in Primary and powder bath *Schluter-KERDI Shower System behind all shower walls

Tiled shower walls to the last full tile and tile-surrounded free standing tub in Primary

bath (varies per plan)

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector

Energy-efficiency

LED lights throughout Continuous eave roof ventilation R-8 Perimeter foam insulation at slab Up to 96% efficient tankless water heater

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)

(every home is tested; score varies per plan & home permit date)

Radiant barrier roof decking R-44 blown-in insulation in attic

R-8 Insulated and mastic sealed A/C ducts

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)

Garage

Pull-down attic access in garage (per plan) Epoxy floor finish in garage (homes permitted after 12/1/21)

Finished 3-car garage with wall texture, trim and paint Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes

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

Kwikset door hardware, including Smartkey functionality at all exterior doors

Smart Home Features

2 Electrical outlet w/dual USB ports in kitchen Occupancy sensor at utility room and pantry door (varies per plan) Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

2 Electrical outlet w/dual USB ports in primary bedroom

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Kwikset door Hardware, including Smartkey functionality at all exterior doors

Exterior Finishes

3-car garage Gas line to patio Enhanced exterior accents Septic System (if required)
CAT 5e cable outlet at covered patio 2 Woodford freeze-proof exterior water spigots Minimum of 3 exterior waterproof electrical outlets Brick exterior with partial siding (varies per plan)

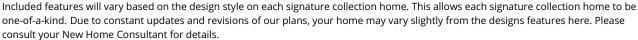
8/12 roof pitch Sprinkler Loop at Garage Covered back/front patios Up to 10,000 square feet of sod Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Signature landscaping package including stone border

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

Buyer's Initials _ Buyer's Initials — Seller's or its Representative's Initials _

^{*} Features subject to availability.







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Interior Finishes

Square corners
3" paint grade casing
Ventless gas log fireplace - elevated
Pediment treatments in main living area
Rocker switches (homes permitted after 5/1/23)
Select 8' Interior Doors - Locations Vary Per Plan
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

Hand textured walls
5" paint grade baseboard
10' seasonal storage in primary closet
Ceiling fans in all bedrooms and family rooms
10' ceilings on first floor on select floor plans
Insulated entry door with glass insert (panel style may vary)
Ceramic tile (Rectangular and/or decorative) tile in baths and utility
Premium Upgraded light package including chandelier, island pendants, coach lights
and vanity lights

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
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)

*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)
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

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