

# **Amelia**

**Collection:** The Wellington Collection **Floor Plan:** Amelia

Square Feet: 2,195 (m.o.l.) Bedrooms: 3 Bathrooms: 2.5 Garage: 2 Car





## **Included Features**

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## Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring 6 mil poly moisture barrier under slab Electric dryer connection in utility room Enhanced modified slab on grade foundation

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

Sheetrock screwed to studs/walls \*Uponor AquaPEX tubing for water lines Heat-taped condensation lines (attic only) 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 Framed mirrors in all baths Light over primary bath showers (varies per plan)

2 cm granite or quartz countertops with 4" backsplash Tiled shower walls and tiled-surround garden tub in primary bath Price Pfister® bathroom faucet

Fiberglass shower / tub combo in all secondary baths \*Schluter-KERDI Shower System behind all shower walls

### **Interior Finishes**

Square corners Ventless gas log fireplace Ceramic tile floor in baths and utility

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Hand textured walls

Ceramic tile floor

3" paint grade baseboard and casing Insulated entry door (panel style may vary)

Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Enhanced light package including chandelier, island pendants, coach lights and vanity lights (varies per plan)

## Inspections / Engineering

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

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

R-8 Insulated and mastic sealed A/C ducts 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 Up to 96% efficient tankless water heater 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) Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only) Finished 2-car garage with wall texture, trim and paint

Wifi enabled garage door opener with 2 remotes (2-car garages only)

#### Safety

Carbon Monoxide detectors Oriented Strand Board (OSB) exterior walls Tornado Straps that secure perimeter walls to rafters/roof Installed smoke detectors

Anchor bolts that secure perimeter walls to foundation

#### Smart Home Features

Occupancy sensor at utility room and pantry door (varies per plan) 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) 2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode Kwikset door hardware, including Smartkey functionality at all exterior doors Electric vehicle charging plug ( 220V 50Amp service; homes permitted after 01/01/2024)

#### **Exterior Finishes**

Brick mailbox with cast stone address block Guttering over entry and AC pad (vary per plan) Brick exterior with partial siding (varies per plan) Wellington landscape package 2 Woodford freeze-proof exterior water spigots Minimum of 2 exterior waterproof electrical outlets

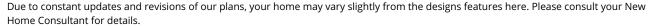
#### Warranties

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 \_

<sup>\*</sup> Features subject to availability.







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#### Kitchen

\*Price Pfister® kitchen faucet
3cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
30" soft-close upper kitchen wood cabinets (painted/stained)

Water line for refrigerator icemaker
Tiled backsplash up to the bottom of cabinets
1/3 horsepower sink garbage disposal w/air switch
Undermount single basin kitchen sink (stainless steel)
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

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