

Morgan Collection: The Wellington Collection Floor Plan: Morgan

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



Elevation A



Elevation B



Elevation C



Included Features

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Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside

15.2 SEER electrical central air conditioning

Expandable AquaPEX tubing and connectors for water lines

Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Electric dryer connection in utility room

Exterior 2 x 4 stud-grade lumber walls (16" on center)

Structural Framing Members designed and inspected by a 3rd party engineer

Bathroom

Quartz countertops in all baths

Choice of Luxury Vinyl in hall baths

Tiled showers in all bathrooms up to ceiling

Full-extension drawer glides with soft close cabinet doors and hardware

Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware

Light included in Primary Bedroom showers Step-Down Shower Floor with cut tile in Primary Bath

Garden Tub with Integrated skirt and choice of tile splash in Primary Bath Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte

Black Cabinet Hardware included

Pfister®, or equal, bathroom faucet

Interior Finishes

LED lighting throughout

Occupancy Sensor at Utility Room

Extended rod and shelf at utility room

Ecobee® Programmable, Wifi-Enabled, Thermostat

Choice of Brushed Nickel or matte black door knobs throughout

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,

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

5 1/4" baseboards throughout

3 1/2" paint grade casing throughout

Insulated entry door (panel style may vary)
Garage Door Opener with 2 Remotes and Wifi Connectiviity
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)

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 inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

Roof Ventilation system

R-38 blown-in insulation in attic

80% Rheem water heater (homes permitted after 06/01/24)

Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Polycel caulking around windows, doors and joints (energy efficient caulking package)

Lennox gas furnace for heating

Low-E glass with Argon Gas, tilt-in vinyl windows

R-15 blown-in insulation in external walls; excluding garage NFA-calculated roof ventilation to keep air circulating evenly throughout the attic

Safety

2 freeze-proof exterior water spigots

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 battery backup

Anchor bolts that secure perimeter walls to foundation

Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home 3rd Party Inspection of Foundation Engineering and Framing Placement and Execution

Smart Home Features

Kwikset door hardware, including Smartkey functionality at all exterior doors

Ecobee Smart thermostat with auto changeover between heat and call. Smart technology allows for control of the HVAC system from anywhere.

Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere

10 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 3 smart switches, 5 smart dimmer switches, and 2 motion switches.

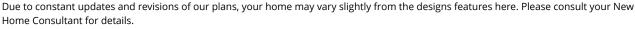
Exterior Finishes

Covered back patios (vary per plan) Brick exterior with James Hardie® siding and trim Minimum of 2 exterior waterproof electrical outlets Guttering on front elevation (vary per plan) Composite Shutters and/or accents (vary per plan)

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

^{*} Features subject to availability.







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Kitchen

3 cm quartz kitchen countertops
Water line for refrigerator icemaker
Pfister® kitchen faucet in choice of finish
Choice of pendants at kitchen island (per plan)
Trash pull-out included at kitchen sink (varies per plan)
Full-extension drawer glides and soft close cabinet doors included throughout home

Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard $\,$

Cabinet included above refrigerator
Tile Backsplash included throughout kitchen
WIFI oven integrated with the Samsung® range
Under cabinet lighting included throughout kitchen
1/3 horsepower sink garbage disposal with push button activation on countertop
Choice of undermount sink, stainless steel apron-front sink, or Blanco® Silgranite®
sink

Stainless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and an adjustable second rack dishwasher with leak-detection technology.



