



# Spruce

Collection: The Village Collection Floor Plan: Spruce

Square Feet: 1,518 (m.o.l.) Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car



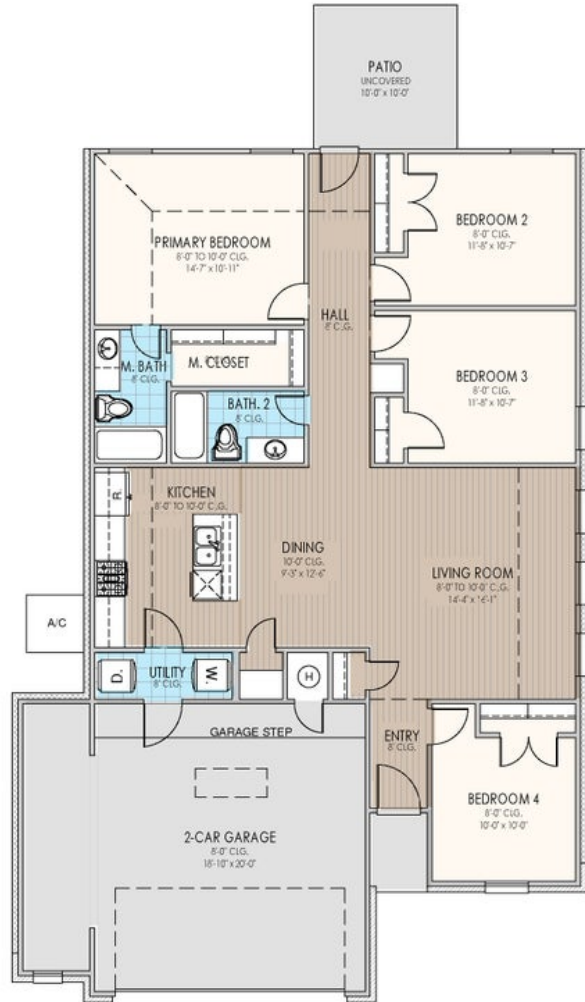
Elevation D



Elevation E



Elevation F





# 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 bathroom countertops  
Pfister®, or equal, bathroom faucet  
Fiberglass shower / tub combo with choice of tile in hall bath  
Towel bar that matches paper holder (homes permitted after 06/01/24)

Choice of Luxury Vinyl in all baths  
Primary bath comes standard with kneespace (plan may vary)  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included  
Schluter® Systems Waterproof membrane system behind every tub and shower wall

## Interior Finishes

Insulated entry door (panel style may vary)  
4" paint grade baseboard and casing throughout, including the garage

Garage Door Opener with 2 Remotes and Wifi Connectivity  
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)

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 & frame 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

Roof Ventilation system  
R-38 blown-in insulation in attic  
HERS testing before drywall, and before closing  
80% Rheem water heater (homes permitted after 06/01/24)  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Lennox gas furnace for heating  
R-6 Insulated and mastic sealed A/C ducts  
Low-E glass with Argon Gas, tilt-in vinyl windows  
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)

## 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

Anchor bolts that secure perimeter walls to foundation  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

## Smart Home Features

Kwikset door hardware, including Smartkey functionality at all exterior doors  
Ecobee Smart thermostat with auto changeover between heat and cool. 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  
7 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 2 smart switches, 3 smart dimmer switches, and 2 motion switches.

## Exterior Finishes

Semi-gloss exterior paint with two colors  
Composite Shutters and/or accents (vary per plan)  
Minimum of 2 exterior waterproof electrical outlets  
Diverter over front entrance (homes permitted after 06/01/24)

Concrete-covered patios available (vary per plan)  
Brick exterior with James Hardie® siding and trim  
Standard Hose Bibs (homes permitted after 06/01/24)  
Full Sod in front and side yards. Back yard to have 20' from back porch

## Warranties

Builder's limited one-year warranty  
HomeTeam Pest Defense Termite warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

RWC New Home limited 10-year warranty  
DUPONT TYVEK HOMEWRAP 10 year warranty  
Manufacturer's lifetime limited shingle warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

## Kitchen

Pfister® kitchen faucet  
WiFi oven integrated in the Samsung® range  
Over-the-range stainless steel Samsung® microwave with exterior venting  
1/3 horsepower sink garbage disposal w/ air switch 1/3 horsepower sink garbage disposal w/ recessed switch on island (per plan)

Water line for refrigerator icemaker  
2 cm quartz kitchen countertops with tile backsplash  
Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware  
Stainless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and stainless steel dishwasher

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.

