

**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

Pfister®, or equal, bathroom faucet

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

#### **Interior Finishes**

LED lighting throughout

Occupancy Sensor at Utility Room

Extended rod and shelf at utility room Ecobee® Programmable, Wifi-Énabled, 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, and hallways.

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

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

Video Doorbell with Free Storage and Playback Data Feature

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.

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.

## **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)

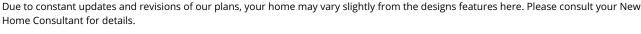
# Warranties

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









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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®

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.

