Belmore Plus



Floor Plan: Belmore Plus

Square Feet: 1,502 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A



Elevation B







Included Features



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Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring Exterior 2x4 stud-grade lumber walls Gas heating 96% high efficiency furnace Heat-taped condensation lines in the attic

RG6 quad shield cable wiring (two cable outlets)

Dupont Tyvek Housewrap air and moisture barrier house wrap

Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Sheetrock screwed to studs/walls Uponor AquaPex tubing for water lines Electric dryer connection in utility room Protective ground fault interrupter circuits Category five structured wiring (2 phone outlets)

15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Bathroom

Undermount bathroom sink

PEERLESS by Delta bathroom faucet 1.6 cm Italian marble vanity countertops Luxury vinyl plank flooring

Fiberglass shower/tub combo in bathrooms

Energy Efficiency

Eave roof ventilation 93% efficient tankless water heater Insulated and mastic sealed A/C ducts Gas heating 96% high efficiency furnace

Polycel caulking around windows, doors and joints

R-15 blown-in insulation in external walls; excluding garage

HERS Index Energy Efficiency Rating

R-38 blown-in insulation in the attic

R-19 batt insulation in sloped ceiling

R-8 Perimeter foam insulation under slab

Interior Finishes

Window sills Hand textured walls

Laundry cabinet above washer Pull down attic access in garage Additional shelving in bedroom closets

Insulated entry door (panel style may vary) Fiberglass full lite back door with blinds insert

10-foot ceilings in kitchen, dining, living, hallway and primary bed 100% PET polyester carpet with level 2 pad in bedrooms & bedroom closets

Garage door opener

3" paint grade baseboards Upgraded lighting in dining room Garage with wind resistant steel door Finished garage - texture, trim and paint

Upgraded interior doors (2 panel or 5 panel)

Low-e Thermalpane tilt-in vinyl windows with screen Energy Star certified home (homes permitted after 01/01/2024)

Celling fan fixture install - living room & primary bed
Luxury vinyl plank flooring (living, hallways, dining, & front entry)
Hardware to include toilet paper holder, towel ring, and 24" towel bar (Satin nickel)

Safety

Installed smoke detectors

Oriented Strand Board (OSB) Exterior Walls

Anchor bolts that secure the perimeter walls to the foundation

Kwikset Smart Key locks and hardware

Tornado straps that secure the perimeter walls to rafters

Exterior Finishes

Full sod

Carriage lights on garage Concrete patio (vary per plan)

Two Woodford Freeze-Proof Exterior Water Spigots

Brick exterior on front and sides of elevation; siding on back (front accents may apply;

varies per plan)

Landscape package

Guttering over front of house

Shutters and or dormers (vary per elevation)

Minimum of two exterior waterproof electric outlets

*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard (homes

permitted after 09/01/2023)

Warranties

Termite company's warranty

RWC New Home limited 10-year warranty Manufacturer's vinyl siding material warranty Builder's limited one-year warranty

Manufacturer's limited appliance warranty

Manufacturer's limited lifetime shingle warranty

Kitchen

Undermount kitchen sink Kitchen sink garbage disposal Water line for refrigerator icemaker Luxury vinyl plank flooring PEERLESS by Delta kitchen faucet

Stainless-steel Frigidaire appliances including free standing 5 burner gas range, dishwasher, microwave and vent hood



^{*} Features subject to availability.