

Paired / Townhome Floorplan- With No Basement

Builder MERITAGE ORCHARD Model ORCHARD Subdivision VIA VARRA Elevation N/A
Beds 3 Baths 2.5

HOA Inclusions: 0 out of 200pts.

HOA Dues Include Homeowner's Insurance- No=0, Yes=100

HOA Dues Cover Roof Replacement, Exterior Maintenance and Painting- No=0, Yes=100

General Layout: 70 out of 245pts.

Stairs Required to reach Main Floor- Full Flight=0, Half Flight=5, None=10

Interior Door Heights- 6ft=0, 8ft Optional=5, 8ft Standard=10

Main Floor Ceiling Heights- 8ft=0, 9ft=5, 10ft plus=10

Dedicated Office- None=0, Optional/In-lieu of a bedroom=5, Standard=10

Bedroom to Bath Ratio- 2/1, 3/1, 4/2=0, 3/2, 4/3, 5/4=5, 1/1, 2/2, 3/3, Etc=10

Powder Baths on separate floor from bedrooms- None=0, One=10, Two=15, Three=20

Door in from Garage- None=0, Yes=10

Mud Room- None=0, Yes=5, Built In Coat Rack/Shoe Coveys=10

Fireplace- None=0, Optional=5, Standard=20

Flat Panel TV Mounting Accommodations- 32-40in=0, 42-65in=10, 70-86in=20

TV Mounting Location- Over Fireplace=0, Dedicated Wall/TV Niche=10

Balcony Off Main Floor- None=0, Small=5, Medium=10, Large=15

Balcony is Covered- No=0, Yes=10

Dual Balconies off Main Floor- No=0, Yes=5, Yes Both Covered=10

Roof-top Patio, or Patio Over Garage- None=0, Yes=30

Yard- None=0, Small=10, Medium=20

Ground Level "faux basement" additional living space- None=0, Yes=20

True Townhomes,
NOT CONDOS. No

POTENTIAL
FOR FUTURE
LIABILITY
ISSUES

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Crawlspace: 40 out of 60pts.

Crawlspace Configuration- None/Slab=0, Low Crawlspace=10, Tall Crawlspace=20

Furnace Location- Crawlspace or Attic=0, In Utility Room/Bath/Garage=20

Water Heater Location- Crawlspace or Attic=0, Utility Room/Bath/Garage=20

Kitchen Layout/Cabinetry/Countertops: 80 out of 100pts.

Open Concept- No=0, Yes=20

Pantry- None=0 / Shallow=5 / Small Walk-In=10 / Medium Walk-in=15 / Large Walk-In=20

Island - None / Undersized=0 / Medium=10 / Large=20

Cabinet Height- 36 Inch= 0 / 42 Inch= 10

Number of Cabinets- Poor=0, Sufficient=5, Ample=10

Garbage Can Drawer- No= 0, Optional= 5, Standard=10

Soft Close Drawers- None=0, Optional=5, Standard=10

KITCHEN APPLIANCES: 45 out of 100pts.

Range Hood Eternally Vented- No= 0, Yes= 10

High CFM Hood- No=0, Optional=5, Standard=10

Gas or Electric Induction Stove/Cooktop - No=0, Optional=5, Standard=10

Stove/Oven- Freestanding=0, Slide-in=5, Wall Oven + Cooktop= 10

Microwave- None=0, Over the Range=5, Combo Wall Oven=5, In-Wall or Drawer Style=10

Fridge- Optional=5, Included in price=10

Fridge Style- Standard Depth=0, Counter Depth=10

Standard Included Appliance Quality- Tier 1=0, Tier 2=5, Tier 3= 15, Tier 4= 20, Tier 5=30

Tier 1- Frigidaire/Hotpoint/Amana

Tier 2- Whirlpool/Maytag/GE

Tier 3- KitchenAid/GE Profile/LG/Bosch/Electrolux

Tier 4- Jenn-Air/GE Café/

Tier 5- Wolf/Viking/Thermador/Sub-zero/Monogram/Miele/Dacor, DCS, etc

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Garage: 70 out of 140pts.

Garage Style- None=0, Detached=10, Attached=20

Driveway with Parking- None=0, One Car=10, Two Cars=20

Garage Bays- None=0, 2-Car=10, 3-Car= 20

220v for EV Charger- None=0, Optional=5, 220v Outlet Standard=10

Built-in Cabinets or Storage Shelves- None=0, Optional=5, Standard=10

Garage Door Openers- None=0, Optional=5, Included Standard=10

Bay at least 21ft Deep for a Pickup Truck- None=0, Optional=5, Standard=20

Extended 8ft Height Garage Door for tall vehicles- None=0, Optional=10, Standard=20

Insulation in Exterior Walls- Drywalled with None=DEDUCT 10, None but Open Studs=0, Yes=10

Upstairs layout: 20 out of 50pts.

Upstairs Ceiling Heights- 8ft= 0, 9ft Plus= 10

Loft- None=0, Small=5, Medium=10, Large= 20

Homework Desk- None=0, Optional=5, Standard=10

Towel Closet in Hallway- No=0, Yes=10

Laundry: 20 out of 60pts.

Laundry Room Flights from Beds- 3 apart= DEDUCT 10, 2 Flights apart=0, Same Floor=10

Laundry Room Connects into Master Closet- No=0, Yes=10

Cabinets included (or could fit in) Laundry Room- No=0, Yes=10

Laundry Room has Sink (or Plumbed for one)- No=0, Yes=10

Countertop Space to Fold (or room to add it)- None=0, Some=5, Ample=10

Hanging Racks in Laundry Room (or a space to add them)- None=0, Yes=10

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Master Bed and Bathroom 65 out of 155pts.

Master Bedroom Size- Small (12x12 or less)=0, Large (12x13 or more)=20

Master Closet Size- Shallow= 0, Small Walk-In= 10, Large Walk-In=20

His and Hers Closets in Master Bedroom- No=0, Yes=10

Coffered/Vaulted Ceilings- None=0, Optional=5, Standard=10

His and Hers Vanities in Master Bath- None=0, Optional=5, Standard=20

Dual Sinks in Master Bath- No=0, Optional=10, Yes=20

Walk-In Shower- No=0, Yes=5, Yes in addition to a Bathtub=10

Standard Countertop Material- Formica=0, Cultured Stone=5, Granite=10, Quartz=20

Balcony off Master- None=0, Small=5, Medium=10, Large=15

Balcony is Covered- No=0, Yes=10

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Secondary Bedroom #1: 5 out of 55pts.

Room Size- Small (10x10 or less)=0, Medium (10x12 to 12x12)=5, Larger than 12x12=15

Bath- None=0, Dedicated bath in hallway=15, En Suite=20

Shares a Jack and Jill or hallway Bath- N/A, One Sink=5, Two Sinks= 10

Closet Size- Shallow= 0, Small Walk-In= 5, Medium Walk-In= 10

Ceiling Fan Rated Junction boxes for fixtures-None= Deduct 10pts, Optional= 5, Standard= 10

Secondary Bedroom #2: 5 out of 55pts.

Room Size- Small (10x10 or less)=0, Medium (10x12 to 12x12)=5, Larger than 12x12=15

Bath- None=0, Dedicated bath in hallway=15, En Suite=20

Shares a Jack and Jill or hallway Bath- N/A, One Sink=5, Two Sinks= 10

Closet Size- Shallow= 0, Small Walk-In= 5, Medium Walk-In= 10

Ceiling Fan Rated Junction boxes for fixtures-None= Deduct 10pts, Optional= 5, Standard= 10

Secondary Bedroom #3: _____ out of 55pts.

Room Size- Small (10x10 or less)=0, Medium (10x12 to 12x12)=5, Larger than 12x12=15

Bath- None=0, Dedicated bath in hallway=15, En Suite=20

Shares a Jack and Jill or hallway Bath- N/A, One Sink=5, Two Sinks= 10

Closet Size- Shallow= 0, Small Walk-In= 5, Medium Walk-In= 10

Ceiling Fan Rated Junction boxes for fixtures-None= Deduct 10pts, Optional= 5, Standard= 10

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Mechanicals 105 out of 170pts.

Central Air Included- Optional=0, Included on Pad =10, Included on an Elevated Metal Rack=20

A/C SEER Rating- Low(13-14 SEER) -0, Mid(15-18 SEER)-10, High (19-25 SEER)-20

q Solar Panels- None=0, Pre-Wired Only=5, Leased=10, Included Standard=20

Furnace Efficiency Rating- Low=0, Mid=10, High Efficiency=20

*Furnace Brand - Budget Brand=0, Mid-Level Brand=5, High Quality brand=20

*AC Brand- Budget Brand=0, Mid-Level Brand=5, High Quality brand=20

**Water Heater Brand- Budget Brand=0, Mid Quality Brand=5, High Quality brand=20

Water Heater- Electric Tank=0, Gas Tank=5, High Efficiency Gas/Electric Tank =10,
Gas or Electric Tankless=15, Hybrid Tankless or Electric Heat Pump=20

Hot On-Demand Recirculating Pump- None=0, Yes=10

*Furnace and A/C Brands are ranked as follows (Per Reviews by HVAC Experts):

High-Quality Brands=Trane, Carrier, Lennox, Bryant, American Standard

Mid-Tier Brands= Rheem, RUUD, Heil, Goodman, York, Coleman, Armstrong, Luxaire

Budget-Tier Brands= Frigidaire, Maytag, Westinghouse

**Water Heater Brands are ranked as follows (Per Reviews by Plumbing Experts):

High-Quality Brands= Bradford White, A/O Smith, State, Rinnai, Navien, Stiebel-Eltron, Sardon, Noritz

Mid-Tier Brands= Rheem, RUUD, Bosch, American Standard, Whirlpool, EcoSmart, Reliance

Budget-Tier Brands= Kenmore, Amana, GE, American

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Smart Home Connectivity 85 out of a 185pts

Keyless Entry- None=0, Optional=5, Included=15

Smart Thermostat- None=0, Optional=5, Included=15

Ring Doorbell- None=0, Optional=5, Included=15

Wifi Router Included- None=0, Optional=5, Included=15

Wifi Signal Boosters- None=0, Optional=5, Included=15

Water Pressure Monitoring- None=0, Optional=5, Included=15

Security System- None=0, Optional=5, Included=15

Surround Sound Pre-Wire- None=0, Optional=5, Included=15

Cat 5/Cat6 Outlets- None=0, Master+Office Only=10, Most Rooms=20

Exterior Motion Sensor Lights/Cameras- None=0, Optional=5, Included=15

Smart Garage Door Openers- None=0, Optional=5, Included=15

Oven Pre-Heatable Remotely with Smartphone App- No=0, Optional=5, Standard=15

Total Score: _____ Out of 1,630pts (4 Beds)

Or...

Total Score: 630 Out of 1,575pts (3 Beds)

Or...

Total Score: _____ Out of 1,520pts (2 Beds)

*All information on this scorecard was based on features shown in the model, and information provided by the builder's salesperson present in the model at the time of filming. Bear in mind that builders often make running changes without notice to their floorplans, materials, standard inclusions, optional inclusions, structural options, and options packages, etc. Furthermore, garages, basements, foundation designs, and exterior elevations may vary depending upon topography, soil surveys, engineering reports, lot size, plot map, drainage, zoning, and/or municipal codes. All information on this card was deemed as accurate as possible, however is subject to change based on these and other variables.