



Brooke

Collection: Wellington Collection Floor Plan: Brooke

Square Feet: 1,876 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car



Elevation A





Included Features

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Interior Finishes

Full Blinds
Paint grade baseboards
Paint grade crown molding
Orange peel texture walls
Insulated entry door (panel style may vary)
Ceiling fans in living room and master bedroom
Box rated for ceiling fan in all other bedrooms

Bullnose corners in common areas (varies per plan)
Gas log fireplace or modern style electric fireplace
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Pull-down attic access in garage (in single story plan)
Raised 10' ceiling in living areas (in single story plan)
Custom light fixture package (includes wiring & installation)
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room

Kitchen

Gas stub in kitchen
1-hole kitchen faucet
Water line for refrigerator icemaker
Pendant lights over bar (varies per plan)

USB outlet in kitchen (house permitted after 5/1/2017)
3 cm granite or quartz kitchen countertops with travertine backsplash
Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)

Safety

Oriented Strand Board (OSB) exterior walls
Installed smoke & carbon monoxide detectors
Tornado Straps that secure perimeter walls to rafters

Anchor bolts that secure perimeter walls to foundation
Sheetrock screwed to studs/walls (except Barrel Ceilings)

Bathroom

Elongated toilets in bathrooms
Fiberglass shower/tub combo in Hall bathroom
3 cm granite vanity tops with ceramic undermount bowls

Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze
Garden tub and separate shower with glass doors and acrylic insert in Master Bath

Energy-efficiency

Eave roof ventilation
Premeter slab insulation
Radiant Barrier Roof Decking
House wrap with moisture barrier
R-8 Perimeter foam insulation at slab
Insulated and mastic sealed A/C ducts
R-19 Batt insulation in sloped ceiling

Gas heating 96% high efficiency furnace
Polycel caulking around windows, doors and joints
Low-e Thermalpane tilt-in vinyl windows with screen
R-44 Blown-in insulation in attic and RR-15 in exterior walls
HERS Index Energy Efficiency Rating (varies per plan & home permit date)
Up to 96% efficient gas tankless water heater (homes permitted after 4/15/19)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
Copper electrical wiring
Category 5 structured wiring
Uponor AquaPEX tubing for water lines
Exterior 2 x 4 stud-grade lumber walls
Electric dryer connection in utility room

16 SEER electrical central air conditioning
Protective ground fault interrupter circuits
Stone trim on front of home per plan (upgraded stucco accent wall available)
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring)
(Homes permitted after November 1, 2024)



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Exterior Finishes

Landscaping package
Semi-gloss exterior paint
Concrete patio (varies per plan)
Two exterior frost proof water spigots
Three exterior waterproof electrical outlets
Guttering over AC pad and entry (varies per plan)

Brick mailbox with cast stone address block (may vary due to location of property)
Brick exterior with brick ledge and siding on back with stone trim on front (varies per plan)
Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers

Warranties

Termite company's warranty
Builder's limited one-year warranty
RWC New Home limited 10-year warranty
Brick company's limited 100-year warranty

Manufacturer's limited appliance warranty
Manufacturer's limited lifetime shingle warranty
Manufacturer's limited heating & cooling units warranty

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)