

Brooke Elite

Collection: Elite Collection Floor Plan: Brooke Elite

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



Elevation A



Elevation B





This floor plan with a HERS Index Rating of 47 is:

- 83% more energy efficient than a typical new home
- 53% more energy efficient than a typical existing home

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 HIGH LOW **ENERGY ENERGY** COSTS COSTS Home Typical New Home **Creations** Existing Home





Included Features

Collection: Elite Collection Floor Plan: Brooke Elite

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

Interior Finishes

Square corners Hand textured walls 3" paint grade casing

5" paint grade baseboard

55" Electric Fireplace (Permits 7/1/25) Ceramic tile floor in baths and utility Ventless gas log fireplace (varies per plan)

Rocker switches (homes permitted after 5/1/23)

Deako Rocker Switches (Homes permitted after 11/1/24) 10' seasonal storage in primary closet (select plans)

Insulated entry door with glass insert (panel style may vary)

Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze Standard wood-look tile selections in living room, dining, kitchen, entry and hall.

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Enhanced light package including chandelier, island pendants, coach lights and vanity

lights (varies per plan)

Kitchen

*Price Pfister® kitchen faucet Decorative vented hood to outside Water line for refrigerator icemaker Kitchen hardware for cabinets and drawers 3cm granite or quartz kitchen countertops

Tiled backsplash up to the bottom of cabinets

LED Under Cabinet Lighting (on selected plans)

Pendant lights over bar or island (select plans) 1/3 horsepower sink garbage disposal w/ air switch

Extended cabinet and countertop depth 2" at cooktop Soft-close 36" upper kitchen wood cabinets (painted/stained)

Quartz Undermount Single Basin Workstation Sink (Possible finishes include Black,

White, or Gray)

Safety

Carbon Monoxide detectors

Installed smoke detectors

Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation

Bathroom

Undermount sinks Ceramic tile floor

Framed mirrors in all baths Price Pfister® bathroom faucet Light over Primary bathroom showers

Steel tub with tiled walls in secondary bathroom(s) *Schluter-KERDI Shower System behind all shower walls Tiled shower and tile-surrounded garden tub in Primary bath

Energy-efficiency

LED lights throughout

Radiant barrier roof decking Continuous eave roof ventilation

R-44 blown-in insulation in attic R-8 Perimeter foam insulation at slab

R-8 Insulated and mastic sealed A/C ducts

Up to 96% efficient tankless water heater

Gas heating 96% high efficiency furnace & duct work R-15 blown-in insulation in external walls. Excludes garage

Polycel caulking around windows, doors and joints (energy efficient caulking package) Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC

Coefficient with argon gas of .26 or less)

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring

Sheetrock screwed to studs/walls 6 mil poly moisture barrier under slab

*Uponor AquaPEX tubing for water lines Electric dryer connection in utility room Heat-taped condensation lines (attic only) Enhanced modified slab on grade foundation Protective ground fault interrupter circuits

15.2 SEER electrical central air conditioning Exterior 2 x 4 stud-grade lumber walls (16" on center)

*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty

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

lifetime limited warranty





Included Features

Collection: Elite Collection Floor Plan: Brooke Elite

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

Exterior Finishes

Full sod E
Covered patio B
8/12 roof pitches 2
Enhanced exterior accents G
Gas line to patio (Permits 7/1/25)

Elite landscape package with stone border
Brick mailbox with cast stone address block
2 Woodford freeze-proof exterior water spigots
Guttering over entry and AC pad (vary per plan)
Minimum of 3 exterior waterproof electrical outlets

Warranties

Termite company's 5-year warranty Builder's limited one-year warranty RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's lifetime limited shingle warranty Manufacturer's limited heating & cooling units warranty

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode 2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024) Kwikset door hardware, including Smartkey functionality at all exterior doors

2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024) Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)

Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

Garage

Pull-down attic access in garage (per plan)

Finished 2-car garage with wall texture, trim and paint

