



## Brea

**Collection:** Wellington Collection **Floor Plan:** Brea

**Square Feet: 1,629 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car**



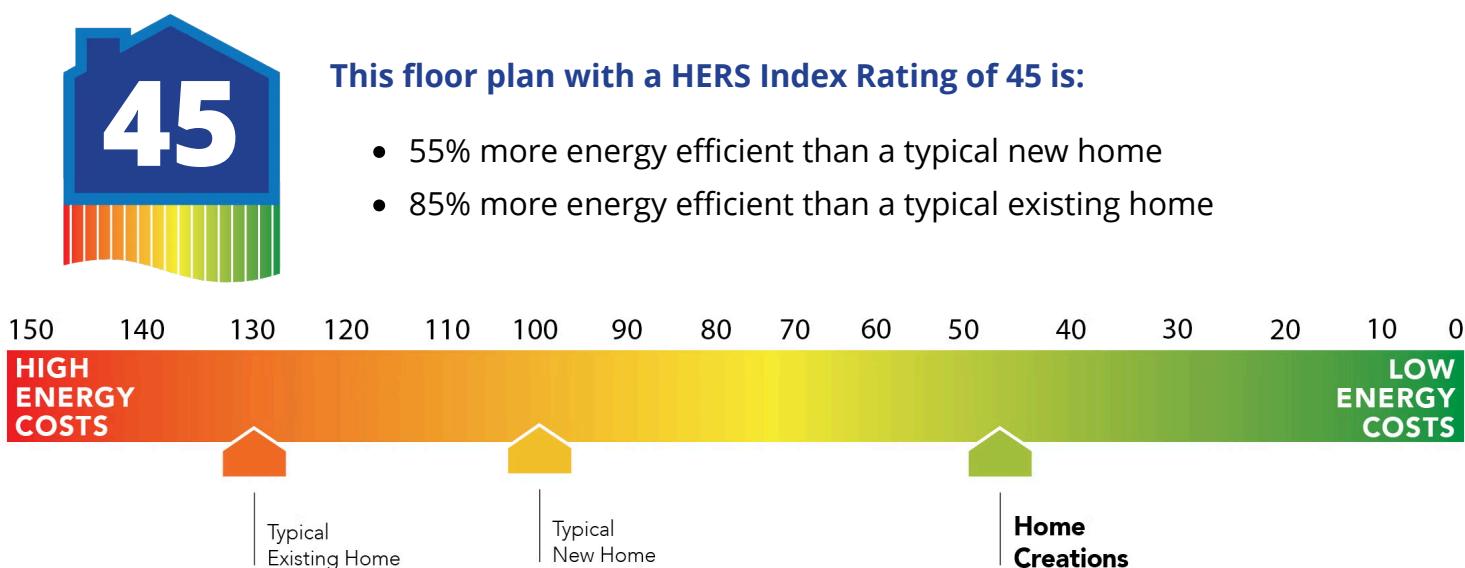
Elevation A



Elevation B



### Elevation A



Floor plans' specifications, included features, options and elevations are subject to change.





# Included Features

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## Interior Finishes

Square corners  
Hand textured walls  
3" paint grade baseboard and casing  
Ceramic tile floor in baths and utility  
Insulated entry door (panel style may vary)  
Ventless gas log fireplace (varies per plan)  
Deako Rocker Switches (Homes permitted after 11/1/24)  
Possible finishes include Satin Nickel, Matte Black, or Oil Rubbed Bronze

Wall-to-wall plush cut loop berber carpet with 1/2" 6 lb pad in select areas  
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 story plans)  
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  
LED under cabinet lights in kitchen  
Water line for refrigerator icemaker  
3cm granite or quartz kitchen countertops  
Tiled backsplash up to the bottom of cabinets  
Pendant lights over bar or island (select plans)

1/3 horsepower sink garbage disposal w/air switch  
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Undermount single basin kitchen sink (stainless steel)  
30" soft-close upper kitchen wood cabinets (painted/stained)  
Samsung stainless steel top control dishwasher, over the range microwave, and wifi enabled free-standing gas range

## Safety

Carbon Monoxide detectors  
Installed smoke detectors  
Oriented Strand Board (OSB) exterior walls

Anchor bolts that secure perimeter walls to foundation  
Tornado Straps that secure perimeter walls to rafters/roof

## Bathroom

Undermount sinks  
Ceramic tile floor  
Framed mirrors in all baths  
Price Pfister® bathroom faucet  
Light over primary bath showers (varies per plan)

Fiberglass shower / tub combo in all secondary baths  
2 cm granite or quartz countertops with 4" backsplash  
\*Schluter-KERDI Shower System behind all shower walls  
Tiled shower walls and tiled-surround 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)  
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## 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  
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

Full sod  
Wellington landscape package  
2 Woodford freeze-proof exterior water spigots  
Guttering over entry and AC pad (vary per plan)

Minimum of 2 exterior waterproof electrical outlets  
Brick exterior with partial siding (varies per plan)  
Brick mailbox with cast stone address block (varies per community)

### 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

Wifi Enabled Garage Door Opener with 2 remotes (2-car garages only)