



BUILT BY OUR FAMILY *for yours*

GREENBRIER

Included Features

RNL's Quality Assurance

- Professionally engineered post-tension foundation
- Professionally engineered structural framing
- 3rd party quality inspections at foundation, frame, mechanical, electrical, plumbing, insulation, and final stages of construction
- 1-Year workmanship & materials limited warranty
- 2-Year mechanical, electrical, plumbing distribution systems warranty
- 10-Year structural by 2-10 Home Buyers Warranty

Exterior Details

- Full yard sod with landscaping package per community
- Full yard irrigation system with rain sensor
- Full house gutters (per plan)
- 30-Year dimensional shingles
- 6' privacy fence with gate (per community guidelines)
- Covered patio with LED disc lighting and ceiling fan (per plan) with outlet and prewiring for TV
- Plumbing shut-off valve located inside the garage
- Combination of up, soffit, and coach lights (per plan), plus LED disc lighting in front elevation
- LED lighting inside the garage (1 per vehicle bay)
- 3 water spigots (2 at front corners, 1 at rear)
- Christmas outlet connected to electrical switch behind front door

Gourmet Lifestyle Kitchen

- Walk-in pantry with built-in shelving with stair step detail
- Custom-built cabinets with full extension drawers (42" uppers)
- Double bin waste cabinet recessed in island
- Choice of granite/quartz countertops
- Designer island pendants
- Choice of chrome, satin nickel, or black Delta kitchen faucet
- Stainless steel GE appliance package

Interior Design Services

- 3 two hour personalized visits at RNL's Design Studio. During these visits, our in-house design specialist will guide you through the selections process.

Thoughtfully Designed Interiors

- Choice of chrome, satin nickel, or black Delta plumbing fixtures
- Choice of chrome, satin nickel, black or ORB lighting fixtures including foyer, dining chandelier, and vanities
- Choice of chrome, satin nickel, or black hardware fixtures
- Round corners in drywall throughout interior with square corners in baths
- Benjamin Moore paint: one color for interior walls (flat), one for ceiling (flat), and one for carpentry (satin)
- One color & edging style of granite/quartz vanity countertops with undermount sinks in all full baths
- 9' to 11' ceilings throughout (per plan)
- White elongated commodes in all baths
- Acrylic alcove tub in secondary baths, and drop-in tub with tile surround in owner's bath
- 4 Cat6 cable drops with network switch to central panel
- Laminate, vinyl, or tile in main areas, tile in wet areas, carpet in bedrooms and closets
- LED recessed can lighting throughout main areas and owner's suite, featuring Decora electrical switches
- Dimmers in owner's suite and family room (per plan)
- Mudroom with hooks, cubies, and bench (per plan)
- 8' mahogany front entry door
- 6'8" full lite fiberglass patio door, and 6'8" interior doors
- Oversized shower in owner's bath with tile floor and bench (per plan)
- Pedestal sink in powder bath (per plan)
- Linen cabinet above commode (per plan)
- Base or 36" upper cabinet (per plan), plus rod and shelves in utility
- 2" white faux wood blinds
- Security prewire on all operable windows and exterior doors on the first floor, and prewire for 2 cameras front and back

Safety & Energy Features

- High performance Min. 15.2 SEER2 air conditioner with programmable thermostat
- Low-maintenance 5" AC filter
- 50 gal. Rheem water heater
- Energy Star poly sealant on all wall penetrations
- Smoke and carbon monoxide detectors in all bedrooms
- Radiant barrier roof decking
- Attic air flow ventilation with soffit and turbines
- Insulation: R13 batts in ext. walls and R38 blown in ceilings
- Vinyl double pane windows with Low-E glazing
- Soil termite pre-treatment at foundation stage
- Tyvek weather barrier system for optimal protection of the home
- PEX plumbing system