



BUILT BY OUR FAMILY *for yours*

# THE BROOK AT MISSION RANCH

## *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

- Upgraded elevations (per plan)
- Upgraded landscaping package
- 8' tall overhead garage door with upgraded panels
- Full brick surround at back porch
- 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 pre-wiring 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)
- Soffit outlets connected to electrical switch behind front door

### Thoughtfully Designed Interiors

- 10' plate height throughout
- 8' mahogany front entry door
- Architectural beams in family room
- Level 1 Hardwood standard in all common areas and owner's bedroom and closet. Level 3 carpet w/8LB pad in secondary bedrooms, closets, stairs and game rooms (per plan).
- 8'0" full lite fiberglass patio door, and 8'0" interior doors throughout
- Frameless shower in owner's bath & semi-frameless in secondary showers (per plan)
- Wall tile to ceiling in all full baths
- Base cabinet and sink in powder bath (per plan)
- Choice of level II chrome, satin nickel, champagne bronze, or black Delta plumbing fixtures. Choice of level I in secondary baths.
- Choice of chrome, satin nickel, black, champagne bronze or ORB lighting fixtures including foyer, dining chandelier, and vanities
- Choice of level II door hardware (satin nickel or black); level III cabinet hardware (chrome, satin nickel, black, or gold)
- Round corners in drywall throughout interior with square corners in baths
- Sherwin Williams paint: one color for interior walls (flat), one for ceiling (flat), and one for carpentry (satin)
- Trim Package: 7-1/4" baseboard throughout, window stool with 3-1/2" apron underneath (crown moulding not included)
- 36" direct vent fireplace with choice of shiplap or stone surround. Built-in base cabinetry and shelving (per plan)
- Ceiling fans in all bedrooms, family, study, and game room (per plan); light kit not included
- Convenience switches in owner's suite
- One electrical floor outlet in family room
- Choice of one color and edging style for vanity countertops with undermount sinks in all full baths
- White elongated commodes in all baths
- Acrylic alcove tub in secondary baths, and drop-in tub with tile surround in owner's bath



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### Thoughtfully Designed Interiors (cont.)

- 4 Cat6 cable drops with network switch to central panel
- LED recessed can lighting throughout main areas, owner's suite, secondary bedrooms, study, and game room, (per plan), featuring Decora electrical switches
- Dimmers in owner's suite, family room, secondary bedrooms, study and game room (per plan)
- Mudroom with hooks, cubies, and bench (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
- Pre-wired for speakers in family room (5) and back patio (2)
- Heavy duty metal pull-down stairs to attic with convenient light switch (per plan)

### Gourmet Lifestyle Kitchen

- GE Cafe appliance package
  - 36" 6-burner commercial range top with upgraded built-in 30" smart single-wall convection oven
  - 1.5 Cu.Ft. smart microwave/convection oven with 30" built-in trim kit
  - 36" smart custom insert with dimmable lighting
  - 42 dBA top control dishwasher with stainless steel interior and 3<sup>rd</sup> rack
- Level III tile backsplash
- Walk-in pantry with built-in shelving with stair step detail
- Custom cabinets to ceiling (48" & 18" stacked) with option for solid or glass doors. Full extension drawers
- Double bin waste cabinet recessed in island
- Level 3 countertops with choice of two colors and one edging (4cm thickness)
- Designer island pendants (chrome, satin nickel, black or ORB))
- Choice of chrome, satin nickel, champagne bronze or black Delta kitchen faucet

### Safety & Energy Features

- High performance Min. 15.2 SEER2 air conditioner with programmable thermostat
- Low-maintenance 5" media filter on HVAC
- HVAC return air in all bedrooms
- High-Efficiency Interior Tankless Rinnai water heater with recirculating loop
- Energy saving 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
- AdvanTech subfloor system in all two story homes
- PEX plumbing system
- Security prewire on all operable windows and exterior doors on the first floor, and prewire for 2 cameras front and back
- Insulated garage door with LiftMaster opener and exterior keypad

### 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.
  - Applicable on to-be-built homes only