This floor plan with a HERS Index Rating of 43 is:

- 63% more energy efficient than a typical new home
- 100% more energy efficient than a typical existing home
Included Features

**Collection:** The Sonoma Collection  **Floor Plan:** Bradford Plus

**Square Feet:** 1,460 (m.o.l.)  **Bedrooms:** 3  **Bathrooms:** 2.0  **Garage:** 2 Car

---

**Warranties**

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

**Safety**

- Oriented Strand Board (OSB) exterior walls
- ADT Command Panel Security System
- Kwikset Smart Key locks and hardware
- ADT Command Panel Security System

- Anchor bolts that secure perimeter walls to foundation
- Tornado Straps that secure perimeter walls to rafters/roof
- Installed smoke detectors
- Carbon Monoxide Sensor

**Energy-efficiency**

- Radiant Barrier Roof Decking
- R-15 blown-in insulation in external walls. Excludes garage
- R-19 batt insulation in sloped ceiling
- Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)

- Polycel caulking around windows, doors and joints (energy efficient caulking package)
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- Enhanced modified slab on grade

**Construction / Plumbing / Electric / Mechanical**

- Copper electrical wiring
- Heat-taped condensation lines (attic only)
- Concrete dryer connection in utility room

- Category 5 structured wiring
- Protective ground fault interrupter circuits
- 16 SEER electrical central air conditioning

- Air and moisture barrier DUPONT TYPVEK HOMEWRAP with 10-year warranty
- Uponor AquaPEX tubing for water lines

- Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)
- Exterior 2 x 4 stud-grade lumber walls (16’ on center)

**Exterior Finishes**

- Brick mailbox (may vary due to location of property)
- Semi-gloss exterior paint

- Two Woodford Freeze-Proof Exterior Water Spigots
- Minimum of 2 exterior waterproof electrical outlets

- 6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
- Front and side yard sod

- Guttering over entry and AC pad (vary per plan)
- Combo Brick Exterior and Siding on Back (Varies per Plan)

- Semi-gloss exterior paint
- Shuters and/or dormers (vary per plan)

**Interior Finishes**

- 2 Electrical outlets w/dual USB ports (in the kitchen & master bedroom) (permitted after 08/01/19)
- Ceiling fans in living room and master bedroom

- Raised 10’ ceiling in living areas and master bedrooms (in single story plan)
- Pull-down attic access in garage (in single story plan)

- Double or Single French Back Door with Built-in Blinds
- Overhead cabinet, shelf and clothing rod in utility room

- Light fixture package (includes wiring & installation)
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)

- Combo flooring: Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/2” 6 lb pad in select areas
- Ceramic tile floors in entry

- 2 1/4” paint grade baseboard
- Single French back door with built-in blinds (vary per plan)

- Hand textured walls
- Insulated entry door (panel style may vary)

- Garage pre-wired for garage door opener
- Interior doors (panel style may vary)

**Kitchen**

- 1/3 horsepower sink garbage disposal
- Ceiling fans in living room and master bedroom

- 2 cm granite or quartz kitchen countertops with travertine
- Pull-down attic access in garage (in single story plan)

- Ceramic tile floor (Kitchen and Dining area)
- Overhead cabinet, shelf and clothing rod in utility room

- Staggered custom built flat panel wood cabinets with European hinges
- Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)

- Light fixture package (includes wiring & installation)
- Ceramic tile floors in entry

- Water line for refrigerator icemaker
- Single French back door with built-in blinds (vary per plan)

- Garage pre-wired for garage door opener
- Finished 2-car garage with wind resistant steel insulated garage door

**Bathroom**

- Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
- Insulated entry door (panel style may vary)

- Ceramic tile floor in master bath
- Staggered custom built flat panel wood cabinets with European hinges

- 2 cm granite or quartz kitchen countertops with travertine
- Insulated entry door (panel style may vary)

- Water line for refrigerator icemaker
- Timer for refrigerator icemaker

**Buyer's Initials** ___________________  **Buyer's Initials** ___________________  **Seller's or its Representative's Initials** ___________________  

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.