Bradford
Collection: The Sonoma Collection  Floor Plan: Bradford
Square Feet: 1,416 (m.o.l.)  Bedrooms: 3  Bathrooms: 2.0  Garage: 2 Car

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

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

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Warranties

Builder’s limited one-year warranty
Manufacturer’s limited appliance warranty
Manufacturer’s limited heating & cooling units warranty
Manufacturer’s limited lifetime shingle warranty
RWC New Home limited 10-year warranty

Safety

Oriented Strand Board (OSB) exterior walls
ADT Command Panel Security System
Anchor bolts that secure perimeter walls to foundation
Tornado Straps that secure perimeter walls to rafters/roof

Kwikset Smart Key locks and hardware
ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls
(exception Barrel Ceilings)
Installed smoke detectors
Carbon Monoxide Sensor

Energy-efficiency

Radiant Barrier Roof Decking
R-15 blown-in insulation in external walls. Excludes garage
Gas heating 96% high efficiency furnace and duct work
Low-e Thermal pane 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)
R-8 Perimeter foam insulation under slab

Eave roof ventilation
R-8 Insulated and mastic sealed A/C ducts
R-19 batt insulation in sloped ceiling
R-45 blown-in insulation in attic
HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)
97% efficient tankless water heater

Construction / Plumbing / Electric / Mechanical

Copper electrical wiring
Heat-taped condensation lines (attic only)
Category 5 structured wiring
Protective ground fault interrupter circuits
RG6 quad shield cable wiring (at least 4 cable outlets)
Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty
Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)

Electric dryer connection in utility room
16 SEER electrical central air conditioning
Uponor AquaPEX tubing for water lines
Enhanced modified slab on grade
External 2 x 4 stud-grade lumber walls (16" on center)

Exterior Finishes

Brick mailbox (may vary due to location of property)
Two Woodford Freeze-Proof Exterior Water Spigots
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)
Guttering over entry and AC pad (vary per plan)
Semi-gloss exterior paint

Concrete patio (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Front and side yard sod
Combos Brick Exterior and Siding on Back (Varies per Plan)
Shutters 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)
Raised 10’ ceiling in living areas and master bedrooms (in single story plan)
Filtrete™ Air Filtration Systems
Double or Single French Back Door with Built-in Blinds

Light fixture package (includes wiring & installation)
Combos flooring. Ceramic tile floors in select areas and wall-to-wall plush cut loop berber carpet with 1/22” 6 lb pad in select areas
2 1/4” paint grade baseboard
Hand textured walls
Garage pre-wired for garage door opener

Ceiling fans in living room and master bedroom
Box rated for ceiling fans in all other bedrooms
Pull-down attic access in garage (in single story plan)
Overhead cabinet, shelf and clothing rod in utility room
Enhanced light package with light fixture and door hardware (oil rubbed bronze or satin nickel)
Ceramic tile floors in entry
Single French back door with built-in blinds (vary per plan)
Enhanced modified slab on grade
Insulated entry door (panel style may vary)
Interior doors (panel style may vary)

Kitchen

1/3 horsepower sink garbage disposal
2 cm granite or quartz kitchen countertops with travertine

Ceramic tile floor (Kitchen and Dining area)
Staggered custom built flat panel wood cabinets with European hinges

Water line for refrigerator icemaker
Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)

Price Pfister® kitchen faucet

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)

Fiberglass shower / tub combo in master bath
Ceramic tile floor in baths

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 design features here. Please consult your New Home Consultant for details.