McKinley Plus

Collection: The Sonoma Collection **Floor Plan:** McKinley Plus
Square Feet: 1,437 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car



☐ Elevation A

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

Included Features

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Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring
Uponor AquaPEX tubing for water lines
Electric dryer connection in utility room
Protective ground fault interrupter circuits
50-gallon tankless hot water heater (homes permitted after 4/15/19)
Category 5 structured wiring
Exterior 2 x 4 stud-grade lumber walls
16 SEER electrical central air conditioning
RG6 quad shield cable wiring (minimum of 4 cable outlets)

Bathroom

Elongated toilets in bathrooms
Bathroom hardware in Brushed Nickel or Oil Rubbed Bronze
2cm Granite vanity tops with ceramic undermount bowls

Interior Finishes

Paint grade baseboards
Garage pre-wired for garage door opener
Ceiling fans in living room and master bedroom
Wall-to-wall plush cut berber carpet with 1/2" 6lb pad
Raised 10' ceiling in living areas (in single story plan)
Ceramic tile floor in entry, kitchen, dining room, bathrooms and utility room
Orange peel texture walls
Insulated entry door (panel style may vary)
Box rated for ceiling fan in all other bedrooms
Pull-down attic access in garage (in single story plan)
Custom light fixture package (includes wiring & installation)

Inspections / Engineering

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

Eave roof ventilation
Radiant Barrier Roof Decking
R-8 Perimeter foam insulation at slab
R-19 Batt insulation in sloped ceiling
Polycel caulking around windows, doors and joints
R-44 Blown-in insulation in attic and RR-15 in exterior walls
HERS Index Energy Efficiency Rating (varies per plan & home permit date)
Premeter slab insulation
House wrap with moisture barrier
Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace
Low-e Thermalpane tilt-in vinyl windows with screen
96% efficient gas tankless water heater (homes permitted after 4/15/19)

Safety

Oriented Strand Board (OSB) exterior walls
Tornado Straps that secure perimeter walls to rafters
Sheetrock screwed to studs/walls (except Barrel Ceilings)
Installed smoke & carbon monoxide detectors
Anchor bolts that secure perimeter walls to foundation

Exterior Finishes

Landscaping package
Concrete patio (varies per plan)
Three exterior waterproof electrical outlets
Brick mailbox with cast stone address block (may vary due to location of property)

Two-car garage with insulated, wind-resistant steel panels, and garage door opener with two remote control openers
Semi-gloss exterior paint
Two exterior frost proof water spigots
Guttering over AC pad and entry (varies per plan)
Brick exterior with brick ledge and siding on back with stone trim on front (varies per plan)

Warranties

Termite company's warranty
RWC New Home limited 10-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty
Builder's limited one-year warranty
Brick company's limited 100-year warranty
Manufacturer's limited lifetime shingle warranty

Kitchen

Gas stub in kitchen
Water line for refrigerator icemaker
2 cm granite countertops with subway tile
Stainless steel gas freestanding range, over the range microwave and dishwasher (homes permitted after 4/15/19)
1-hole kitchen faucet
Treviso kitchen faucet in Stainless Steel
USB outlet in kitchen (house permitted after 5/1/2017)

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

* Features subject to availability.
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.