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

Elevation A

Elevation B

Elevation C

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
Termites company's 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  Kwikset Smart Key locks and hardware
ADT Command Panel Security System  ToughRock® Fireguard® 45 Gypsum Board sheetrock screwed to studs/walls
Anchor bolts that secure perimeter walls to foundation  (exception Barrel Ceilings)
Tornado Straps that secure perimeter walls to rafters/roof  Installed smoke detectors
Carbon Monoxide Sensor

Energy-efficiency

Radiant Barrier Roof Decking  Eave roof ventilation
R-15 blown-in insulation in external walls. Excludes garage  R-8 Insulated and mastic sealed A/C ducts
Gas heating 96% high efficiency furnace and duct work  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)  R-44 blown-in insulation in attic
Polyiso foam insulation under slab  HERS Index Energy Efficiency Rating (every home is tested; score varies per plan & home permit date)

Construction / Plumbing / Electric / Mechanical

Copper electrical wiring  Electric dryer connection in utility room
Heat-taped condensation lines (attic only)  16 SEER electrical central air conditioning
Category 5 structured wiring  Uponor AquaPEX tubing for water lines
Protective ground fault interrupter circuits  Enhanced modified slab on grade
RG6 quad shield cable wiring (at least 4 cable outlets)  Exterior 2 x 4 stud-grade lumber walls (16" on center)
Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty  Concrete patio (vary per plan)
Moisture Barrier that lays on top of foundation (homes permitted after 02/01/2020)  Minimum of 2 exterior waterproof electrical outlets

Exterior Finishes

Brick mailbox (may vary due to location of property)  Front and side yard sod
Two Woodford Freeze-Proof Exterior Water Spigots  Combo Brick Exterior and Siding on Back (Varies per Plan)
6 ft backyard fence with one gate (Connects to existing fence if applicable. Fence begins from back corner of home.)  Shutters and/or dormers (vary per plan)
Guttering over entry and AC pad (vary per plan)  Exterior finishes vary per plan
Semi-gloss exterior paint

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)
Filtrete™ Air Filtration Systems  Overhead cabinet, shelf and clothing rod in utility room
Double or Single French Back Door with Built-in Blinds  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
Combi 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  Single French back door with built-in blinds (vary per plan)
2 1/4” paint grade baseboard  Insulated and wind resistant steel insulated garage door
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  Water line for refrigerator icemaker
2 cm granite or quartz kitchen countertops with travertine  Samsung stainless steel top control dishwasher, over the range microwave and free-standing gas range (homes permitted after 5/1/2019)
Ceramic tile floor (Kitchen and Dining area)  Price Pfister® kitchen faucet
Staggered custom built flat panel wood cabinets with European hinges  Ceramic tile floor in baths

Bathroom

Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)  Fiberglass shower / tub combo in main bath
Fiberglass shower / tub combo in master bath

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.