Bradford Plus

Collection: The Sonoma Collection  Floor Plan: Bradford Plus
Square Feet: 1,460 (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
- 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
- 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 Thermalpane tilt-in vinyl windows with screen (U-Factors of .35 or less & SHGC Coefficient with argon gas of .26 or less)
- Polycel caulkng around windows, doors and joints (energy efficient caulking package)
- Eave roof ventilation
- R-8 Insulated and mastic sealed A/C ducts
- R-19 batt insulation in sloped ceiling
- R-44 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
- Exterior 2 x 4 stud-grade lumber walls (16” on center)
- Oriented Strand Board (OSB) exterior walls

### 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
- Combo 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)
- Filtrate™ Air Filtration Systems
- Double or Single French Back Door with Built-in Blinds
- Ceiling fans in living room and master bedroom
- 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)
- Insulated entry door (panel style may vary)
- Insulated entry door (panel style may vary)
- Enhanced modified slab on grade
- Exterior 2 x 4 stud-grade lumber walls (16” on center)
- 2 1/4” paint grade baseboard
- Insulated entry door (panel style may vary)
- Insulated entry door (panel style may vary)
- Ceiling fans in living room and master bedroom
- Pull-down attic access in garage (in single story plan)
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### 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® bathroom faucet

### Bathroom
- Price Pfister® bathroom faucet (satin nickel or oil rubbed bronze)
- Fiberglass shower / tub combo in master bath
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- Ceramic tile floor in baths
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**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.