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Sonoma Homes Ohio



Your "Totally Customizable" New Home Builder

## Quality Standard Features

### Site Work

80' rough and finished gravel driveway  
Culvert under driveway if required  
Up to 100' underground electric line and hook-up  
Up to 100' gas line and hook-up  
Up to 100' water line and hook-up  
Up to 100' sewer line or \$1,000 toward septic system  
Up to 300' of underground drain lines from downspouts  
Gravel backfill at porches, garage and overdig areas  
Rough and finish grade on disturbed areas

### Exterior

Royal Estate™ vinyl siding with .044 thickness  
Seamless aluminum gutters and downspouts  
Vinyl shutters or window wraps on front windows  
12" overhangs on gable ends  
Architectural 'dimensional' asphalt shingles  
Felt paper on roof with ice guard along eaves and valleys  
Shingle-over ridge vent system  
Sherwin Williams™ exterior paint (where required)  
Insulated ThermaTru™ fiberglass exterior doors  
Energy Star™, Low-E, argon-filled vinyl windows  
Internal grids (between the glass) on front windows  
Energy Star™, Low-E, vinyl sliding glass door, where applicable  
Full screens on all windows and sliding glass doors  
(2) frost-free exterior water faucets  
(3) exterior GFCI electrical outlets  
House wrap on entire home including garage walls  
(2) glass block basement windows

### Structural

9 foot ceiling heights on first floor  
8 foot tall, poured concrete foundation walls  
30 year basement waterproofing warranty  
Concrete floor sloped to drain, over vapor barrier  
Sump pump & floor drain in basement  
Steel I-beams in basement  
AdvanTech™ 3/4" tongue and groove premium subflooring  
2x4 wall studs 16" o/c, OSB sheathing @ walls and roof  
Engineered roof truss system

### Garage

Drywalled walls and ceiling  
Insulated garage walls and ceilings  
Concrete floor sloped to floor drain, over vapor barrier  
Wayne Dalton™ 9100 Series insulated garage door  
Garage door opener with belt drive and (2) remotes  
Wireless keypad for garage door opener  
(3) GFCI outlets  
Hot and cold water faucets in garage

### Interior

Custom cabinet allowance based on your selections  
Quartz/granite countertops & under mount kitchen/bath sink allowance based on your selections  
Lighting allowance based on square footage of living area  
Delta™ faucet allowance based on your selections  
Flooring allowance based on your selections/floor plan  
*\* All allowances can be customized to accommodate your personal selections*  
Melamine (solid) shelving for closets  
1/2" drywall on walls and 5/8" on 2nd floor ceilings  
Choice of up to (5) wall colors with flat paint  
Painted trim package with sprayed semigloss finish  
Knockdown textured ceilings throughout house  
Oversized painted MDF trim: 3 1/4" casing and 5 1/2" base  
Direct vent gas fireplace with raised hearth and stone to mantel  
Hollow core interior doors painted with choice of several panels  
Electric smoke detectors on all floors with battery back-up  
Carbon monoxide detectors at sleeping areas  
1/2 hp garbage disposal  
Shut-off valves on all sinks and commodes  
Laundry room - washer & dryer hook-ups - on first floor  
Sink in cabinet in laundry room (per plan design)  
Pex™ water supply lines, PVC drain and waste lines  
One piece tub/shower combination or shower units per plan  
Sliding glass doors at fiberglass shower units  
Choice of gas or electric at range and dryer  
Water line to refrigerator icemaker  
Vent to exterior for range hood/microwave-hood  
Rough-in for future bath in basement

### Convenience & comfort

200 amp electric service  
50 gallon high efficiency power vent water heater  
(4) Cat-5 phone jacks & (4) TV jacks  
Undercabinet LED lighting at kitchen upper cabinets  
Wire/install ceiling fans in bedrooms, family room, rear porch - (if appl) (fans provided from lighting allowance/by owner)  
(1) floor outlet in family room  
Elongated, raised toilets in all bathrooms  
Hot water loop system for instant hot water at faucets  
Quiet exhaust fan/can lights above tubs and showers  
96%+ high efficiency gas furnace  
14 SEER central air conditioning  
R-49 blown-in attic insulation  
R-15 fiberglass wall insulation  
R-6.7 closed cell foam at first floor rim joist cavities  
Air infiltration package

1 year Sonoma Homes Warranty

\*Some communities may require extra features - please consult deed restrictions if applicable