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Your "Totally Customizable" New Home Builder
Quality Standard Features

Sonoma Homes Ohio 



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
Lifetime dimensional shingles
Felt paper on roof with ice guard along eaves and valleys
Shingle-over ridge vent system
Sherwin Williams™ exterior paint
Insulated ThermaTru™ fiberglass exterior doors
Jeld-Wen™ Energy Star™, Low-E, argon-filled vinyl windows
Internal grids (between the glass) on front windows
Jeld-Wen™ vinyl sliding glass door, where applicable
Screens in all windows
(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

8' high, poured concrete foundation walls
30 year basement waterproofing warranty
3-1/2" concrete basement floor over vapor barrier
Sump pump & floor drain
Steel I-beams in basement
AdvanTech™ 3/4" tongue and groove premium subflooring
2x4 wall studs 16" on center
OSB sheathing on all walls and roof
Engineered roof truss system

Garage

Drywalled walls and ceiling
Insulated garage walls and ceilings
4" concrete floor over vapor barrier with floor drain
Wayne Dalton™ 9100 Series insulated garage door
Garage door opener with belt drive and (2) remotes
(3) GFCI outlets

Interior

Kraftmaid™ cabinet allowance based on your selections
Countertop & sink allowance based on your selections
Lighting allowance base at \$1.50/sq ft of living area
Delta™ faucet allowance based on your selections
Melamine (solid) shelving allowance for closets
Flooring allowance based on your selections
* All allowances are customized to accommodate your personal selections
1/2" drywall on walls and 5/8" on 2nd floor ceilings
Choice of up to (5) wall colors with flat paint
Painted or stained 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
Wired for ceiling lights in all bedrooms
1/2 hp garbage disposal
Shut-off valves on all sinks and commodes
Washer & Dryer hook-ups
Utility tub in laundry room when plan allows
Pex™ water supply lines, PVC drain and waste lines
One piece tub/shower combination or shower unit 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

Convenience & comfort

200 amp electric service
50 gallon high efficiency power vent water heater
(4) Cat-5 phone jacks & (4) TV jacks
Elongated, raised toilets in all bathrooms
Exhaust fans in all bathrooms
95%+ high efficiency gas furnace
13 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