

Attached Ranch Features

Sophia



Energy Star Features

- 92% efficient gas furnace
- 50 gallon power vent water heater.
- WhisperGreen® two speed bath fans as required.
- Premium anti-air infiltration sealing and insulating package.
- R10 blanket insulation at basement walls as required
- Low "E" windows
- Blower door tested and certified by third party EPA certified contractor.

Foundation System

- Walkout lower level with vinyl stepped to grade.
- **9' (8'-10 1/2") high 3,000 psi poured concrete foundation walls with six #4 steel bars.**
- 24" gravel drainage bed over exterior drain tile system.
- 4" thick 3,000 psi Basement slab over 8" gravel base.
- **4" thick 4,500 psi (air entrained) Garage slab with #4 steel bars @ 24" O.C. drilled into foundation walls over 6" gravel base.**
- 4500 psi (air entrained) concrete at driveway, sidewalks & patio.
- **Rubberized membrane basement waterproofing with 5 year warranty.**
- Rubberized membrane brick flashing.

Floor System

- Pressure treated sill plate with steel anchor bolts.
- 2x10 #1 Southern Yellow Pine floor joists with cross bridging.
- 3/4" (23/32" actual) tongue & groove, oriented strand board decking glued, nailed & screwed to floor joists.
- O.S.B. seams ground smooth prior to finish flooring application.

➤ **Builder Exclusive and/or New For 2010**

Unit Separation

- 5/8" drywall on double 2x4 stud wall with R-13 batts of insulation installed.

Exterior & Interior Walls

- 2x4 studs @ 16" O.C. with 2x4 top & bottom plates.
- 7/16" O.S.B. sheathing.
- House wrap.
- 10' ceiling height.

Garage

- Two car attached garage per plan.

Door & Windows

- **Single hung Silverline by Anderson windows, maintenance free vinyl, double pane insulated glass windows with "tilt-in" feature, screens, & grids at front only.**
- Vinyl sliding glass door per plan.
- Six panel insulated steel front door with dead bolt lock.
- **Choice of Colonist, Camden or Provincial interior doors with Schlage®-Dexter Nickel finish hardware.**
- Steel (insulated) overhead garage doors.
- Rough-in for Garage door opener.

Roofing System

- Wood roof trusses @ 24" O.C.
- Rake projections at front gables only.
- Waterproofing membrane at all valleys & roof/wall connections.
- 30 Year Fiberglass Dimensional Shingle

Exterior Finishes

- Brick fronts per plan.
- Double 4" vinyl Dutch lap siding @ sides and rear with vinyl corner trim.
- Seamless gutters & downspouts.
- Downspouts drain to splash blocks or conductor lines per subdivision requirements.
- **Maintenance free, aluminum wrapped trim.**
- Vented vinyl soffit.
- Concrete patios per plan.
- Composite decking material with aluminum rails.
- Concrete driveway and walks with cure and seal.
- Swirl finish on exterior concrete.

Insulation & Ventilation

- R-13 exterior wall insulation.
- R-38 ceiling insulation.
- Exhaust fans at all bathrooms vented to exterior.
- Vented soffit & continuous ridge venting.

Electric

- Nickel finish interior light fixtures
- All electrical wiring materials & equipment are U.L. approved and installed in accordance with the National Electric, and Local Codes.
- 150 amp, single phase, three wire electric service.
- Two exterior receptacles with weatherproof covers.
- Direct wire, interconnected, smoke detectors on each floor and in each bedroom.
- Ground fault interrupted circuitry at kitchen, bathrooms, and exterior outlets.
- Structured wiring center with three CAT-5e telephone/data & two RG6 coaxial cable jacks.
- Front door chime.

Plumbing

- Flowguard® CPVC supply lines.
- PVC drain, waste and vent piping.
- 50 gallon power vent water heater with temperature & pressure relief valve.
- Washer connection built into stud wall.
- Laundry tub.
- Two exterior frost free hose bibs.
- Shut off valves at all fixtures.
- **Moen® faucets**
- Round white water closet.
- **Acrylic Tub/Shower Enclosure**
- Stainless steel double bowl Kitchen sink with disposal.

Stairway

- Carpeted treads & risers.

Interior Finish

- Porter® paints.
- **"Knock Down" textured finish ceilings.**
- 2 ¼" painted casing.
- 3 ¼" painted base.
- Drywall wrapped openings.

Heating & Air Conditioning

- 92% Gas furnace with 13 SEER central air.

Cabinetry

- Flat panel Oak or Birch cabinets.
- Formica Kitchen countertops.
- Cultured marble Bathroom vanity tops.
- Full width, 36" high vanity mirrors.

Appliances

- **Whirlpool® Oven/Coil Top Range (self cleaning), Range Hood (ductless), Dishwasher & Disposal.**
- **Ice maker line with valve.**

Flooring

- Stain release carpet.
- 4 lb. carpet pad.
- Armstrong® vinyl flooring in Kitchen, Laundry & Bathrooms.
- **Hardwood in Foyer.**

Covenants & Restrictions

- Various communities may require minimum allowances to protect the integrity of a particular community. This may affect standard allowances.

Guarantees/Warranties

- Meierjohan Building Group one year limited warranty.
- National Home Builders Industry Standard Warranty Guide.
- **Ten year structural warranty issued by third party vendor Bonded Builders Warranty Group**
- Manufacturers' product warranties.
- Detailed pre-closing orientation.

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