



# HAMILTON HOMES

## CLOVER FIELD VILLAGE STANDARD SPECIFICATIONS

### BASEMENT AREAS

Wall Footings:	10" x 20" Spread footing
Trench Footings:	12" x 42" Trench footing
Basement Walls:	7' 10" poured concrete wall; 10" thick
Egress Window:	Vinyl egress window with screen, metal buck, metal well, grate, and ladder
Exterior Waterproofing:	Watchdog Waterproofing by Tremco

### WOOD FLOOR CONSTRUCTION

Treated Lumber:	Southern Yellow or Red Pine, S-Dry (AWPA UC3B) #2 or better
Sub-Flooring:	Engineered OSB wood panels, 3/4" tongue and groove
Floor Joists:	Engineered wood I-joists

### WALL & ROOF FRAMING

Studs & Plates:	Spruce, Pine or Fir, stud grade or better
1 <sup>st</sup> Floor Wall Height:	8' - 1 - 1/8"
2 <sup>nd</sup> Floor Wall Height:	8' - 1 - 1/8"
Framing Lumber:	Fir, Yellow Pine, Hemlock, Spruce #2 or better
Wall Sheathing:	7/16" OSB
House Wrap:	Applied to exterior of all framed walls
Roof Sheathing:	7/16" OSB

### EXTERIOR WALLS

Vinyl Siding:	Royal Exterior Portfolio Vinyl, Elm Grove Double 4", Woodgrain Finish
Ext. Trim/Accessories:	Vinyl. Color to be white
Exterior Fascia:	Aluminum Clad
Soffit:	Vinyl soffit system
Gutters:	Aluminum gutters and downspouts; white
Exterior Trim:	Exterior trim to be white. Gutters, vinyl siding corners, all fascia & soffit, vents, garage door, porch posts, and architectural moldings.

### ROOFING

Shingles:	GAF Royal Sovereign 3 - Tab Fiberglass Asphalt Construction Shingle, 25 - Year Warranty
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### GARAGE DOOR

Garage Door:	16' X 7' Wayne Dalton Model 8000, Colonial style; 25 gauge steel; non-insulated door. Pre-wired with circuit for opener.
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### MASONRY

Brick:	Brick front per elevation with brick belt three sides; selection of Seller's standard brick, installed where shown on elevation
Address Stone:	Included with brick elevations



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### WINDOWS

Windows/Doorwalls: Silverline 2900 series white vinyl windows with LoE3 insulated glass.  
 Window Finish: Drywall returns with wood sill and apron casing  
 Screens: All doorwalls and operating windows of living areas  
 Muntins: If elevation shows muntins per plan, they will be on front of home only. Any room located at the front of the home with adjacent side windows will have muntins.

### CONCRETE WALK AND DRIVEWAYS

Service Walk: 36" wide, from drive to porch, steps as required by grade  
 Driveway: 16' wide, 4" thick; apron to be 6" thick.

### HEATING

Furnace: Lennox 96% efficient, electronic spark ignition, size per plan.  
 \*Furnace duct locations and cold and hot air openings vary from house to house and from model to model. Thermostat location will vary from house to house and model to model.  
 Thermostat: Emerson 1F97 - 1277 programmable thermostat with circular fan cycling.  
 Air Conditioning: Lennox Merit Series; Sized per plan.

### INSULATION

<u>Location</u>	<u>Type</u>	<u>R-Value</u>
Exterior Walls (2x4)-House	Kraft Faced Fiberglass	R-13
Exterior Walls (2x6)-House	Kraft Faced Fiberglass	R-19
Exterior Walls-Garage	Exterior Garage Walls are not insulated	
Basement Bonds	Closed Cell Spray Foam	R-13
2 <sup>nd</sup> Floor Bonds	Un-faced Fiberglass	R-13
Exposed Floors	Kraft Faced Fiberglass	R-38
Attic Areas:	Kraft Faced Fiberglass w/Blown	R-38
Sloped or Inaccessible Ceilings	Kraft Faced Fiberglass	R-38
Basement Walls (Interior)	Basement Blanket Fiberglass Insulation	R-11 Half Height

### ENERGY SEAL

Energy Seal: Nelson Energy Seal caulk and foam package by D.R. Nelson & Associates.

### DRYWALL

Living Areas: ½" drywall with tape and finished joints  
 Garage: Drywall all walls and ceiling area; ½" and/or 5/8" drywall with slick tape finish.  
 Bath Rooms: ½" Moisture Resistant drywall with tape and finished joints above tub and shower units.



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### PAINTING

Walls and ceilings:	(1) coat flat finish primer, and (1) flat top coat.
Woodwork & Doors:	(1) coat flat finish primer, and (1) semi-gloss top coat.
Exterior:	(1) coat exterior latex satin finish
Basement Stairs:	Painted (per plan)

Paint manufactured by The Sherwin-Williams Company.

Purchaser may select from standard colors offered by Seller (See available color sheets for selection options).

Custom colors, deep-tone colors, special brands and gloss will not be used.

One color to be used throughout the house unless one of the upgraded paint options is selected.

### PLUMBING FIXTURES

Water lines to be PEX. Drains, waste, and vents to be PVC.

Waste plumbing lines may run below basement floors, through crawl spaces, under joists, or hung along the basement walls.

Kitchen Sink:	Sterling; 3322-6, Double Bowl, 6" Depth, Stainless Steel
Kitchen Faucet:	Delta 400-LF-WF; Single Handle w/side Sprayer, Chrome
Garbage Disposal:	In-Sink-Erator; Badger 5, 1/2 HP
Lavatory Sink:	Sterling; 442004 Sanibel, Oval, White
Pedestal Sink:	Kohler Cimarron 2362-4, White
Lavatory Faucet:	Delta; 2523-LF-MPU, Two Handle, Chrome
Water Closet:	Sterling; 402311 Valton, Round Front, White
Tub/Shower Unit:	Sterling; 7124 Accord, White
Tub/Shower Faucet:	Delta; T13420, Single Handle Lever, Chrome
Master Bath Shower:	12x12 Ceramic Tile on walls, 2x2 ceramic tile on floor
Hot Water Heater:	Bradford; White, 50 Gallon, Gas Power Vent
Sump Pump:	Zoeller; M72
Hose Bibb:	1 location on garage side (per print)

### LAUNDRY

Washer/Dryer:	Supply and waste in washer box. Dryer vent stubbed out of wall approx. 3" and 8" from floor; vented to exterior. Gas line to dryer standard
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### FLOORING

Carpet:	Locations per plan; Shaw Fast Ball; 100% polyester; one color throughout
Carpet Padding:	3/8" Thick 5# Padding
LVT:	Foyer, Kitchen/Nook, Powder Room, Laundry Room, Mud Room; LVP optimum. (Per plan)
Ceramic Tile:	Manufactured by Dal Tile. Installed in straight pattern from Builders selections. 12x12 Floor tile in Master Bathroom, Main Bathroom, (per plan).



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## CLOVER FIELD VILLAGE STANDARD SPECIFICATIONS

### CABINETS

Kitchen and Island: Aristokraft Avalon Maple / Westbury Oak; 30" high uppers  
Master & Main Bath: Aristokraft Avalon Maple / Westbury Oak

### COUNTERTOPS

Kitchen: Granite Countertop (From Builders Group I Selections)  
Island (per plan): Granite Countertop (From Builders Group I Selections)  
Master & Main Bath: Granite Countertop (From Builders Group I Selections)

### ELECTRICAL

Plugs: Standard duplex, White  
Switches: Semi-silent, White, per plan  
Bedroom Light Opening: Ceiling light wired to switch standard in all bedrooms  
Bath Exhaust Fan: White, ceiling mounted fans vented to the exterior of the home. Powder room to have 50 CFM unit, Baths with tub or shower to have 120 CFM unit.  
Electrical Panel: 150 AMP panel  
Exterior Plugs: One each; Front and rear elevations; weatherproof with bubble cover  
Phone & Cable: 2 phone and 2 cable

### LIGHTING FIXTURES

Interior Fixtures: Fixture color and model per builders selections; locations per plan.  
Exterior Fixtures: Black; per builders selections; front porch, door wall, overhead garage door (2); per plan

### MIRRORS/SHOWER DOOR

Master/Main Bathroom: 36" high, width to correspond to size of counter top; flat edge; top 42" above backsplash  
Powder Room (per plan): 24" x 36" Flat; flat edge

### DOORS AND TRIM

Front Entry: Six Panel fiberglass; insulated; painted  
Garage Entry: Six Panel fiberglass; insulated; painted  
Interior Doors: Six Panel; hollow core; smooth; painted  
Shelving: Ventilated wire shelving; white  
Casing: 2-1/4" O.G., MDF; painted  
Base Molding: 3-1/4" O.G., MDF; painted  
Half Walls: Half Wall at 2<sup>nd</sup> Floor (PER PLAN)



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## CLOVER FIELD VILLAGE STANDARD SPECIFICATIONS

### FINISH HARDWARE

Front Entry:	Stratus by Schlage; Single cylinder keyed entry knob with deadbolt; satin nickel
Garage Entry:	Stratus by Schlage; Single cylinder keyed entry knob; satin nickel
Passage Doors:	Stratus by Schlage; Passage knob; satin nickel
Bathroom Doors:	Stratus by Schlage; Privacy knob; satin nickel
Bi-fold Doors:	Bi - fold pull knob; round; satin nickel
By-pass doors:	Finger pull; round; satin nickel
Door Hinges:	Three per swing door; satin nickel

### *SUBSTITUTE MATERIALS*

*Continuing a policy of constant research and improvement, Hamilton Homes reserves the right of price, plan, or specification changes with prior notice or obligation to the client. Every effort will be made to use the materials described.*

**BUILDER:**

**PURCHASER:**

By: \_\_\_\_\_  
 David E. Hamilton

By: \_\_\_\_\_

Title: Authorized Agent

By: \_\_\_\_\_

Date: \_\_\_\_\_

Home Site: \_\_\_\_\_