



HAMILTON HOMES

OFF – SITE STANDARD FEATURES

BASEMENT AREAS

Wall Footings:	10"x20" Spread footing
Trench Footings:	12"x42" 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 st Floor Wall Height:	1-Story: Per Plan; 2-Story: Per Plan
2 nd 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
Exterior Fascia:	Aluminum Clad
Soffit:	Vinyl soffit system
Gutters:	Aluminum gutters and downspouts
Exterior Trim:	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:	Per elevation; selection of Seller's standard brick, installed where shown on elevation
Address Stone:	Included with brick elevations



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WINDOWS

Windows/Doorwalls: 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, 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

HEATING

Furnace: Lennox 93% 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: Programmable thermostat with circulator fan cycling
 Humidifier: Lenox Healthy Climate WB12
 Air Conditioning: Lennox Merit Series; Sized per plan.
 Fireplace: Heatilator Novus pre-fabricated direct vent gas fireplace with tile surround and hearth

INSULATION

Location	Type	R-Value
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 nd 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.

GRADING AND TREE REMOVAL

Seller shall grade lot to drain per the Site Master Grading Plan

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:	8" Stainless Steel; Under-mount Sink. Choice of Single or Double Bowl
Kitchen Faucet:	Delta; Single Handle 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
Hardwood:	Foyer, Kitchen/Nook, Powder Room; Shaw All in II; 3/8" thick
Ceramic Tile:	Manufactured by Dal Tile. Installed in straight pattern from Builders selections. 12x12 Floor tile in Master Bathroom, Main Bathroom, Laundry Room, and Mud Room (per plan). 12x12 Wall tile on Master Bathroom Shower Walls, Master Bathroom tub surround walls. 2x2 on Master Bathroom shower floor

CABINETS

Kitchen:	Merillat Classic Vance Door Laminate Style White or Grey with Matching Drawer Fronts 42" high uppers w/ large cove crown molding.
Kitchen Island:	Merillat Classic Series
Master & Main Bath:	Merillat Classic Series

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:	Three phone and/or 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

APPLIANCES

Electric Range:	Whirlpool, WF525SOH; black or white; electric
Dishwasher:	Whirlpool, WDF520PAD; black or white
Microwave:	Whirlpool, WMH53521H; black or white;



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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
 Shower Door(s): By-pass shower door in Master Bathroom, chrome with choice of clear or obscure glass

DOORS AND TRIM

Front Entry: Six or Two Panel smooth fiberglass; insulated; painted
 Garage Entry: Six or Two Panel smooth fiberglass; insulated; painted
 Interior Doors: Six or Two 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: Painted rail w/painted spindles at 1st Floor (PER PLAN)
 Half Wall at 2nd Floor (PER PLAN)

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: Pull knob; 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: _____

By: _____

David E. Hamilton

Title: Authorized Agent

By: _____

Date: _____

Home Site: _____