

HAMLIN MEADOWS

Standard Features

Exterior

Decorative all steel insulated door
Vinyl siding
Windows with insulated glass and screens
Seamless aluminum gutters
Shutters & grills on windows (per plan)
12" vinyl overhangs (or per plan)
30 Yr. Warranty self-sealing roof shingles
Patio block sidewalk from front door to
 Driveway 1st yr, poured sidewalk 2nd yr
Seeded lot
Two car garage w/Garage door opener & 2 remotes
Paneled white steel foam filled garage door
 (other colors available)
Underground utilities
Driveway Binder

Interior

Twelve course basement or per plan
Floating slab basement floors
Basement sump pump & crock or gravity
drain
Quality hem-fir kiln dried lumber
½ Drywall throughout glued & nailed
2x4 walls
¾" basement & supply water lines
½ sheathing roof
5/8 sheathing floors
½ sheathing exterior walls

Kitchen

Oak raised panel cabinets
Laminated counter tops
Double bowl stainless steel sink
Single lever faucets, 220 wiring or gas line
 for range
Garbage disposal
Dishwasher

Baths

Wood vanities in all baths
Oval china self-rimming sinks
Full mirrors over vanities
Choice of standard color fixtures
One piece fiberglass tub or shower
 enclosure (as per plan)

Floor Covering

No wax vinyl flooring
Plush wall to wall carpeting

Woodwork & Finishes

Paint grade trim & molding, (clear pine,
 stained trim offered as an upgrade)
Painted 6 panel masonite interior doors
Choice of two paint colors – latex flat,
 eggshell in kitchen and baths
Two coats of latex paint on walls
Textured ceilings

Energy Package

Fiberglass insulation: Ceilings R30 or R38,
 Walls R13 or R19 per plan, basement per
 state code
Forced air gas furnace
40 Gallon quick recovery energy saver gas
 hot water heater
Tyvek house wrap over heated areas
Steel insulated exterior door with brass
 hardware

Additional Items

Smoke alarms in hallways & bedrooms
Carbon monoxide alarm
Two outside waterproof outlets (GFI)
Two phone & two cable outlets
Two outside weatherproof hose bibs
220 V outlets or gas hookups for range &
 dryer
150 amp electrical service
\$550 light fixture credit
We offer a complete line of upgrades & customer
built-ins.

