

STANDARD FEATURES FOR HAMSHER HOMES Inc.

- * Engineered to exceed current Florida Building Code
- * Turnkey pricing to include estimated lot preparation costs in Charlotte County
- * Monolithic concrete slab, 3,000 psi, with fiber-mesh, vapor barrier and steel reinforced footings
- * Concrete block construction with steel reinforcing
- * Concrete lintel, straps anchored to concrete footings
- * Stucco on exterior block walls with painted finish
- * Engineered roof trusses exceeds Florida Building Code
- * $\frac{1}{2}$ " plywood roof sheathing
- * Roof Secondary Water Barrier (peel and stick)
- * Limited Lifetime Warranty architectural roof shingles
- * Full roof overhangs with aluminum fascia and soffit
- * Screened lanai under truss
- * Exterior soffit board on Lanai and Entry ceilings
- * $\frac{3}{4}$ " rigid insulation board on block walls
- * R-30 fiberglass insulated ceilings in the living area
- * 2" x 4" wood studs, 16" on center
- * Sag-resistant ceiling board on interior ceilings
- * $\frac{1}{2}$ " drywall with knock-down texture
- * 200 amp electrical service
- * GFI/Arc-fault protection as per electric code
- * All copper electric wiring
- * Hardwired CO2/smoke detectors with battery backup
- * 3 TV outlets and 2 telephone outlets
- * Trane® high efficiency heat pump
- * Digital thermostat
- * Return air ducts in all bedrooms
- * Supply air vents for walk-in closets
- * LED energy efficient lighting package

- * Low-E, insulated, double pane glass, aluminum windows
- * Marble interior window sills
- * Round drywall corners in living area
- * Cathedral/tray/coffer ceilings (per plan)
- * 5- $\frac{1}{4}$ " colonial baseboards and 3- $\frac{1}{2}$ " door casing
- * Crown molding in coffer ceilings (per plan)
- * Chair-rail molding in the Dining Room or the Den
- * Vinyl coated ventilated closet shelving

- * Raised panel H/C interior doors
- * Low VOC paint for the home
- * Low sheen paint on the interior walls
- * Semi-gloss paint on the interior doors and trim
- * Flat paint interior ceilings
- * Exterior stucco satin paint
- * Insulated fiberglass exterior doors
- * Dead bolts on all exterior entry doors

- * Schlage® brand door hardware
- * Door chime at front door
- * Floor tile underlayment for crack prevention
- * Tile flooring interior except Bedrooms and Den
- * Carpet in the Bedrooms, closets and the Den
- * Steel insulated overhead garage door
- * Finished interior Garage walls
- * $\frac{1}{2}$ HP garage door opener with two remotes
- * Pull down attic access stairs in Garage (per plan)

- * Full Kitchen pantry (per plan)
- * Wood cabinetry with soft close panel doors and Dovetail wood drawers in Kitchen and Bathrooms
- * Matching crown molding on Kitchen cabinetry
- * Under cabinet lighting with valance in Kitchen
- * Level 1 granite countertops in Kitchen and Baths
- * Under-mount stainless steel kitchen sink
- * Undermount porcelain sinks in the Bathrooms
- * Stainless steel, white or black Kitchen appliances
- * Smooth-top range with self-cleaning oven
- * Dishwasher and garbage disposal included
- * Microwave vented to outside (per plan)
- * Side-by-side refrigerator with water/ice in door
- * Medicine cabinets to match Bathroom cabinetry
- * Full mirrors over vanities
- * Large size shower in the Master Bathroom
- * Tile shower walls

- * Lighting package as seen in the Model Home
- * Rocker-style light switches
- * Recessed can lighting in the Kitchen
- * Pre-wire (3-wire) for ceiling fans
- * Pex water piping
- * 40 gallon quick recovery hot water heater
- * Moen® or Kohler® chrome plumbing fixtures
- * Water conserving elongated toilets
- * Laundry tub in Laundry Room or Garage
- * Washer and dryer hook-ups
- * Dryer vented to outside

- * Storm panel windborne debris protection
- * Concrete driveway and walk (900 sq. ft. allowance)
- * 24' (12" x 15") concrete culvert under driveway
- * Bahia sod allowance (8,000 sq. ft.)
- * 3 exterior hose bibs
- * 3 exterior weatherproof ext. electrical outlets
- * Sentricon® termite prevention system

Your new Hamsher Home also includes a 1-year builder warranty and a 10-Year structural warranty.

Rev. 9/20/19