

# HAMLET FEATURES

## OUTSIDE YOUR HOME

- Elevation Per Design
- Reinforced steel concrete slab foundation per plan/code
- Vinyl siding
- Shutters per plan, front only (black)
- Renewable retreat and repair termite bond
- Aluminum Fascia and Vinyl Soffits & Trim
- Hurricane tie-down system per code where required
- Rain diverters over exterior doors
- Energy efficient Double pane white vinyl tilt sash low-E windows with grid
- 6 panel insulated fiberglass front doors painted black
- Satin nickel front door hardware
- Deadbolts on all exterior doors per plan
- Electric Keypad Lock on front door only
- Concrete driveway, walkway and patio
- Architectural shingles on roof
- Black Carriage style garage door

## INSIDE YOUR HOME

- Smooth painted walls & ceilings
- Squared drywall corners
- Ceiling heights 9' (first floor) and 8' (second floor) volume ceilings per plan
- Satin nickel finish door hardware
- Painted or stained kitchen cabinetry
- Level 1 LVP flooring in first floor living areas, powder room
- Level 1 tile flooring in Bathrooms and Laundry
- Painted or stained bath cabinetry with recessed panel doors
- Comfort height vanity cabinets in all full baths
- Satin nickel hardware for cabinetry
- Level 1 Granite countertops in kitchen
- Wire shelving in linen closets, all bedrooms and laundry
- Wire shelving in pantry
- Satin Nickel bath accessories: towel ring, towel bar and toilet paper holder
- Garage complete with drywall & Prime coat
- Level 1 Granite countertops in all bathrooms
- White Subway tile backsplash in Kitchen

## LANDSCAPING

- Yard Sodded and irrigated
- Plant package plus required trees and pine straw

## APPLIANCES

- Energy efficient microwave/hood combination
- Stainless steel smooth top self cleaning electric range
- Stainless steel Multi-cycle dishwasher

## ELECTRICAL

- Lighting package in satin nickel
- 2000 amp electric service panel
- White switches, receptacles and outlet covers
- Doorbell
- Light bulbs in all covered fixtures
- Smoke and carbon monoxide detectors per code
- Pre-wire cable in family room, bonus, loft & all bedrooms
- Pre-wire phone in kitchen and Master Bedroom
- Pre-wire and brace for ceiling fans in all bedrooms
- 7" LED disk lights in hallways and closets per plan
- Two exterior weatherproof outlets

## ENVIRONMENTAL & ENERGY SAVING

- 15 SEER high efficiency HVAC system
- Fiberglass insulation to meet energy code in walls
- Spray foam in Attic
- Sealed wall penetrations and sealed treated sole plates
- Vented exhaust fan in baths
- Blower door test
- Digital Thermostats

## PLUMBING

- 36" Fiberglass Tub/shower combo at Master Bath per plan
- Single lever satin nickel bath faucets
- Satin nickel showerheads
- Two sinks in master bathroom
- One sink in secondary bathrooms
- White pedestal sink in powder bath per plan
- Elongated toilets
- Electric water heater per plan
- Two exterior hose bibs
- Stainless steel double bowl kitchen sink
- Satin nickel Pull-Out Sprayer Faucet in kitchen

## QUALITY ASSURANCE & WARRANTY

- New 2-10 Home Buyers Warranty
- Buyer orientation prior to closing

