

# Hampton Investments Quality Features

## Interior Amenities

- Custom Oak, Maple, or Alder cabinets with European hinges
- Frigidaire gas range, vent hood, dishwasher
- Choice of white, black, or stainless steel Frigidaire appliances (Space-saver Microwave Included)
- Stainless steel kitchen sink with garbage disposal
- Granite kitchen countertops with backsplash
- Delta single handle oil rubbed/satin nickel faucet fixtures
- Oil rubbed or pewter hinges and hardware
- Water line for refrigerator ice maker
- Ceramic tile floors in kitchen, entry, bathrooms & utility room
- Garden tub, tiled separate shower in master bathroom with fiberglass base
- Cast iron tub with tiled walls in hall bathroom
- Granite bathroom countertops
- Custom light fixture allowance (.75% of sales price)
- Gas-log fireplace with switch and ceramic tile surround
- Wall-to-wall plush Berber carpet with 6 lb. pad
- Buyer's choice of stained or painted woodwork
- Fiberglass insulated entry door/1 Paint Color Change
- Cheyenne Rustic Collection interior doors
- 3 1/4" Base/Case In entry, kitchen, LR, & MBR
- Raised 10' ceiling in living areas of single-story homes
- Garage door opener with keypad
- Gas line drop on covered patio
- Under/over kitchen cabinet lighting (If applicable)
- Wireless cable and security system with keypad
- Finished 2or 3 car garage with custom garage doors
- Smoke detectors in bedrooms and hallways
- 2" blinds on all windows except where obscured glass
- Electric dryer connection

## Warranties

- 10 Yr. limited state warranty through RWC
- Termite for 5 years (From date of treatment)
- Limited Lifetime Shingles Manufactures Warranty
- Manufacturer's warranties on all appliances
- Brick company's 100 year limited warranty
- 1 Year Builder Warranty

## Construction Specifications

- FHA/VA approved construction
- Safety features: tornado straps and anchor bolts
- OSB exterior wall sheathing
- Central gas heating
- High efficiency 14 seer central air-conditioning
- Energy-saver 50-gallon gas water heater
- Stud grade lumber in walls
- All copper elect wiring
- Thermal low E tilt-in windows
- Protective ground fault interrupter circuits
- Sheetrock screws

## Exterior Amenities

- Brick Exterior (stucco board on some floor plans)
- Guttering for entry sidewalk, flowerbeds, & AC unit
- Fully Sodded Yard (No Warranty)
- Landscaping package (No Warranty)
- Covered 10' X 10' Patio (Some Floor Plans)
- 10 x 10 Concrete Patio
- 2 exterior water faucets
- Rock (If applicable)
- Brick MailBox with Cast Stone Address Block
- Weatherproof electrical outlets front and back

## Energy Efficiency Amenities

- Engineered Post-Tension Slab/Foundation (33,000 PSI)
- Zip System Wall Sheathing & Taping
- Sealed windows with flashing taping
- OSB Roof Decking
- Insulated Slab 1" Thick Foam (if applicable)
- Maintenance free roof ventilation
- Efficient air circulation eave ventilation
- High efficiency gas furnace 95% AFUE
- Caulk around windows, doors, and joints
- Insulated and Sealed AC Ducts
- Blown in insulation in walls and attic (R-38)
- 50 Gallon Gas Water Heater
- High efficiency vinyl tilt-in windows

## Personalized Services

- Architectural services available
- Best Quality and Value
- Performance Quality Assurance Inspection Program & homebuyer walk through prior to closing
- Competitive Financing
- Knowledge-based assistance through entire closing process
- Customized New Home Orientation prior to closing
- Explanation of the Maintenance Program

