

Estate Homes

Included Features



EXTERIOR FEATURES

- Mahogany entry doors
- 3 car side entry garage or per plan
- Concrete driveway, porch and front walk
- Decks per plan
- 6 ft. X 6 ft. concrete patio at lower level walk-outs
- Landscaping allowance of \$5,000 includes plants, shrubs, mulch and topsoil
- Sod front and side yards to rear house line, seed balance of disturbed areas (can vary depending on site conditions)
- *Elk Prestique II Dimensional* shingles or equal / 30 year warranty with #15 felt
- Underground utilities
- Underground drain tile, inside and outside foundation
- Flash N Seal waterproofing system
- Full basement
- 9' Poured concrete basement walls with steel rebar
- Basement floors - 3000 psi with vapor barrier
- 6" Seamless aluminum gutters and 4" downspouts
- Vented soffits and roof ridge vents
- Engineered trusses
- Termite protection
- Decorative address stone
- Brick exterior with Hardy Plank siding

ENERGY CONSERVATION

- 92% high efficiency gas furnace per design
- Central air conditioning per design
- R-30 insulation for ceilings
- 3 5/8" batt insulation on all outside walls
- *Pella* insulated wood windows with low E glass
- Window grids in front windows and maintenance free aluminum clad exterior
- 7/16" wood sheathing on exterior
- Tyvek house wrap
- Insulated *Overhead* garage doors
- Direct vent gas fireplace
- Air and filtration package

ELECTRICAL FEATURES

- \$3,500 decorative light fixture allowance
- Recessed light fixtures per electrical plan
- Six (6) telephone outlets – bedrooms, study, kitchen– CAT 5 wiring
- Seven (7) cable outlets – bedrooms, study, kitchen, great room
- Post light wiring & post
- *Overhead* garage door wiring with openers and keyless pad
- White rocker style light switches and white non-square faced receptacles
- Outside spotlight in rear
- Wired for ceiling fans in all bedrooms, great room & breakfast room
- Smoke detectors with battery backup on each floor

SECURITY

- All exterior doors
- Two motion detectors
- Two keypads
- One indoor siren

PLUMBING QUALITY

- High efficiency gas hot water heater
- Three outside hose bibs
- Full bath rough-in for basement bath
- Ice maker water line in kitchen
- *Jacuzzi* designer whirlpool tub
- *Mansfield* pedestal sink in powder room
- *Elkay* kitchen sink
- *Kohler* elongated commodes
- Deep laundry sink in laundry room base cabinet
- Fiberglass bathtubs in other bathrooms
- Ceramic tile around tubs and showers
- Cultured marble tops with oval bowl in all baths
- Clear glass enclosed shower door in master bath

FOR MORE INFORMATION

Call (513) 489-4402 or (513) 984-5360 or visit us online at
www.halhomes.com

Model Open 12-6pm or by Appointment



HAL HOMES
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Included Features



APPLIANCES

- *General Electric Profile* stainless convection upper – thermal self-cleaning lower
- *General Electric Profile* gas stainless cooktop
- *General Electric Monogram* stainless hood
- *General Electric Profile* stainless microwave
- *General Electric Profile* stainless dishwasher
- *Insinkerator Badger V* disposal

CABINETRY

- *Homecrest* custom cabinets (or equal) in kitchen and baths per plan (42" high wall cabinets for kitchen)
- Granite 3cm square countertops in kitchen with chamfer profile and a 4" backsplash
- 35" raised vanity in master bath
- Laundry room cabinets per plan

INTERIOR QUALITY

Flooring

- ¾" tongue and groove *fir plywood* subfloor
- 2 ¼" *red oak select hardwood* per plan
- Carpeting: *Belair II* (or equal) with ½" pad per plan
- Master bath: 13" X 13" ceramic tile floors
- Full baths: 13" X 13" ceramic tile floors
- 13" X 13" ceramic tile in laundry room

Finishes

- Painted woodwork throughout
- Smooth white ceilings
- One color walls / contrasting woodwork
- 9' ceilings on first floor
- *Kwikset* satin nickel lever locksets
- *Kwikset* decorative hardware and deadbolt locks on front door. *Kwikset* entry and deadbolt locks on other exterior swinging doors
- Finished walls to basement
- Open slide wire shelving

Woodwork

- Primed 2-panel doors throughout
- Bookshelves per plan
- Casings: 31/2"
- Base: 5 1/4"
- Moldings:
 - Living Room: 5 ¼" crown with base and bed molding
 - Dining Room: 5 ¼" crown with base and bed molding
 - Dining Room: 4 ¼" crown with base in recess ceiling
 - Family Room: 7 ¼" crown except in two-story areas
 - Master Bedroom: 7 ¼" crown in recess
 - Master Bedroom Sitting: 7 ¼" crown in recess
- All doorways and closets cased
- Oak and metal handrail system
- Fireplace with mantel, ceramic hearth and surround

PROFESSIONAL DECORATING

- All decorating choices selected at our conveniently located Decorating Center with our award-winning Decorator to assist you
- Wide variety of lighting choices available at our lighting supplier's showroom
- Wide variety of plumbing choices available at our plumbing supplier's showroom
- Selections Coordinator to assist you in your selections process

WARRANTY

- Building experience since 1977
- Initial blueprint review with your Hal Homes Sales Consultant prior to final blueprint signoff
- One year limited warranty
- Pre-closing new home presentation
- 12th month home inspection
- Home Builders Industry Standards Warranty Guide
- Manufacturers limited warranties
- Experienced Site Supervisors to help you during the building process

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