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AFFORDABLE CUSTOM HOMES

p r e s e n t s

The Essentials Series

Home Guide



Indiana's #1 Custom Builder
Since 1992

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- Meets Covenants
- Great Appraisal
- Hassle-Free Sitework

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Model Home Locations Open Tue-Sun Noon-6PM



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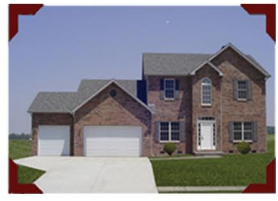
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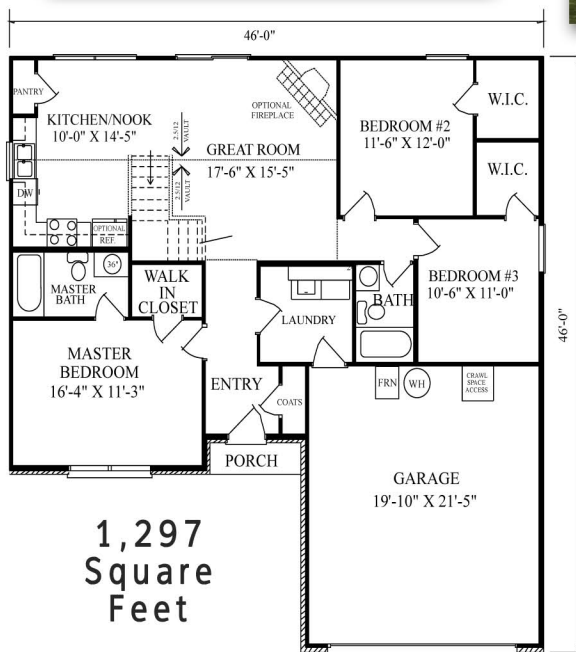
The Freemont



Starts at
\$81,200



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1,297
Square
Feet

Attached
2-Car Garage
Only
\$8,995

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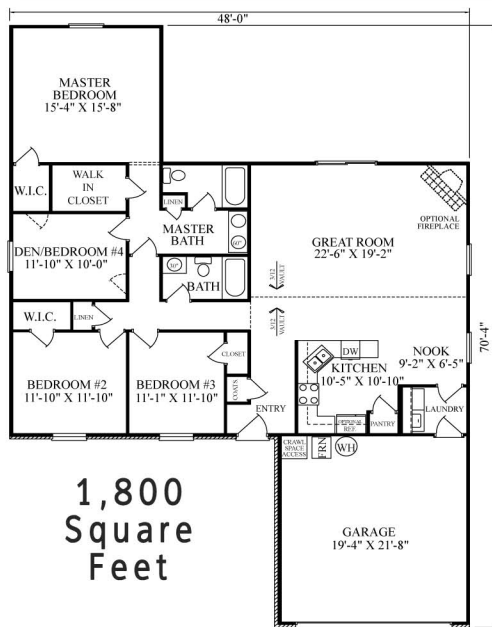
The Kingsport



Starts at
\$97,400



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1,800
Square
Feet

Attached
2-Car Garage
Only
\$8,995

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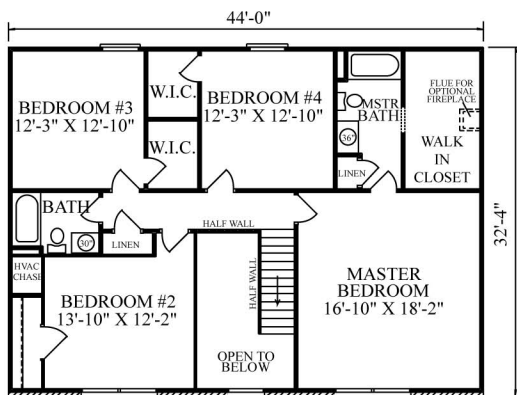


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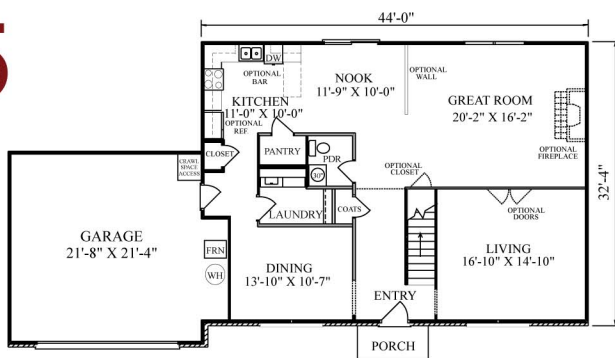
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The Whitehall



Starts at

\$121,925



Attached
2-Car Garage
Only

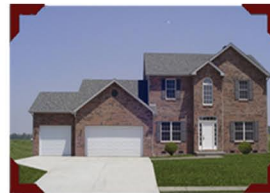
\$8,995

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2,668
Square Feet

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Essentials Standard Features

Exterior Features

Jeld-Wen, dual pane, maintenance free windows with screens
25 Year fiberglass roof shingles over 15 pound felt paper
12" Maintenance free aluminum overhang and aluminum gutter (Fascia) boards
Continuous (seamless) aluminum gutters and down spouts
Maintenance free aluminum wrapped garage door frame
Maintenance free vinyl shutters on front windows
Insulated craftsman fiberglass entry door
Dead bolt on front door
Four block crawl space foundation
Concrete block web walls in lieu of wood beams
Pea gravel and vapor barrier in crawl space
Foam perimeter insulation around foundation walls
Structurally engineered 2" x 10" floor joists ("I Joists")
3/4" Tongue-in-groove subfloor
Subfloor nailed and glued to floor joists
All walls framed 16" on center
Tyvek (or equal) house wrap behind brick and siding
Engineered roof truss system per plan
R-15 Fiberglass batt insulation in walls - Total "R" value in walls equals R-19
R-30 blown-in insulation in ceiling

Interior Features

Cold air returns in main living area and each bedroom
Formica or Wilsonart laminated countertops in kitchens
Stainless steel double bowl kitchen sink with sprayer
Your choice of Kenmore, GE, or Whirlpool range and dishwasher
Range hood fan included
Exhaust fan in each bathroom vented to outside
Merrilat cabinets in kitchens and bathrooms
No wax Armstrong Vinyl floors - You choose color patterns from our selections
3/8", 6 Pound, rebond carpet pad under 25.5 ounce stain resistant plush carpeting with 5 yr. Limited Warranty
Two television and two telephone outlets
Garbage disposal pre-wire
Pre-selected satin nickel light package
Six panel colonist interior doors and trim-professionally painted-sprayed, not brushed
1/2" Drywall on walls, 5/8" drywall on ceilings
Two coats (one primer & one top coat) of Sherwin Williams ProMar 200
"Professional Best" latex coating on walls and ceilings
Proclassic waterborne interior acrylic Gloss enamel applied to all wood trim and six panel doors
Textured and painted ceilings throughout



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Interior Features cont.

Garage door opener pre-wire
Vinyl coated wire shelving in all closets and pantry
Rod and shelf over washer and dryer area
Fiberglass one-piece tub/shower unit
Cultured marble vanity tops-your choice of color from our selections
1/4" Plate glass mirror over each vanity
GFI Protected outlets in baths, kitchens and garage
White electrical outlets, switches and cover plates
Door Chime with lighted button
Smoke detector in each bedroom wired to electrical circuitry

Special Features

Customization of your plan available
40 Gallon A. O. Smith (or equal) water heater
Two frost-free hose connections
Two exterior weatherproof electrical outlets-GFI Protected
Coach light at each exterior door
You make all interior and exterior selections at our In-House Decorating Centers
Full 10 year insured, structural warranty transferable to subsequent homeowners

Customer Service Features

Financing, lot location and lot evaluation assistance available
Full set of consumer plans including floor plan, elevations, electrical, heating/cooling, floor covering, and cabinets
Site improvements budgeted and completed by builder
In house design Computer Aided Drafting (CAD) Department
Pre-Construction meeting with Construction Manager detailing all construction phases.
Customized construction schedule updated throughout construction process
90+ page, 3000+ item Quality Control Manual
Pre-Drywall walk through confirming proper location of electrical, heating and plumbing items and overall quality of framing, roofing, and insulation
Pre-closing walk-through with a maximum of five items on a closing punch list
Closing "Tool Box" with complimentary supply of matching interior and exterior paints, touchup supplies and various household items to help keep your home looking like new.
Full time Customer Service Department with 24-hour emergency number
Walk-through at 30 days and 11 months after closing for all your warranty needs
"Plan Showing Fee" which pays you \$50 when you allow a prospective customer to view your completed home
"Referral Fee" which pays you \$500 each time you refer a friend or family member who builds a Hallmark Home



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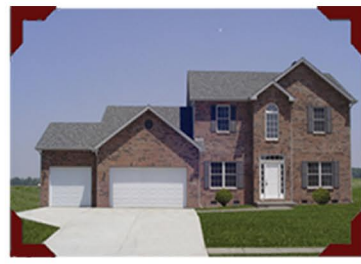
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