

HARMONY SERIES

FOUNDATION

- Steel-reinforced 8' poured concrete foundation with brick pattern
- Steel-reinforced 4' poured concrete foundation at garage
- (1) Basement window with area well
- 3" basement concrete floor with saw-cut control joints
- 4" garage concrete floor with saw-cut control joints
- 6 mm poly vapor barrier under concrete basement floor
- 1" foam insulation at exterior of basement walls with concrete coating at top 12" of foam
- Form-a-Drain® tile drain system with connection to sump crock
- Engineered LVL (Laminated Veneer Lumber) structural beam with steel columns
- Concrete stoop and sill at front door
- Concrete pump to assist in placing concrete for better accuracy and versatility

FRAMING

- Anchor strapped 2x6 treated mud sill plate with sill sealer
- Engineered I-joist floor system (spaced 16" on center) for extra rigidity
- 3/4" tongue and groove subfloor decking that is glued and screwed for better adhesion
- Quality kiln dried SPF dimensional lumber to minimize warping
- 2x6 exterior frame walls spaced 16" on center with OSB sheathing
- 2x4 garage frame walls spaced 16" on center with OSB sheathing
- 2x4 interior frame walls spaced 16" on center
- Tyvek® exterior home wrap and DuPont weatherization system on all exterior walls and garage which includes a 10-year product and labor warranty
- Total wall composite R-value = R-23
- Engineered roof truss system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips for extra rigidity

GARAGE

- 2- or 3-car garage (per plan)
- 1/2 horsepower MyQ® WiFi garage door opener and outlets at 2-car and 3-car stalls with remotes and keyless entry pad
- Insulated steel overhead door(s) with window inserts (per plan)

ROOFING

- Owens Corning® 30-year dimensional roofing over synthetic roof underlay with ice and water shield in valleys and saddles
- Baked enamel valley flashings and roof flashings
- Continuous roof ridge vent

WINDOWS & EXTERIOR DOORS

- Alliance® Windgate series low maintenance single hung vinyl windows with insulated Low-E glass, Argon gas filled and air space grids with two color choices
- Alliance® Windgate series low maintenance sliding vinyl patio door with insulated Low-E glass and Argon gas filled
- Insulated fiberglass fire door with job site painting between house and garage
- Insulated fiberglass front entry door with prefinished exterior and interior painting (door style per plan)

EXTERIOR STONE OR BRICK

- Thin cut real stone or full brick at front elevation (per plan)

SIDING & TRIM

- Low maintenance vinyl lap siding with 4" reveal (.042 thickness)
- Aluminum soffit and fascia
- Seamless aluminum gutters and downspouts
- MiraTEC® corner boards at all elevations
- MiraTEC® window trim at all elevations
- MiraTEC® garage door trim and jamb
- MiraTEC® frieze boards at all elevations (per plan)
- Vinyl accent shutters (per plan)
- Vinyl exterior light fixture blocks-matching siding color
- All exterior wood trim will be caulked and receive (2) coats of job-site paint

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® 40 gallon power vented hot water heater
- Uponor PEX-a water supply lines
- PVC waste pipes, vents and soil stacks
- Moen® Chateau single lever kitchen sink faucet in chrome finish
- Moen® Chateau single lever bathroom faucets in chrome finish
- TOTO® Entrada elongated bowl, comfort height water saving toilets
- Mansfield® self-rimming sinks
- Maax® fiberglass tub and/or shower modules
- First floor mudroom hook-ups with shut-offs
- (2) Frost-proof hose bibs with shut-offs
- Water line to refrigerator
- Water shut-offs at each plumbing fixture

ELECTRICAL

- 200 AMP/40 circuit service panel with surge protection device
- Kichler® light fixture package with choice of finish
- Pendant lights over the kitchen island
- LED recessed lights at kitchen
- Ceiling mounted light fixture in a fan rate electrical box in each bedroom with (1) switch
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED recessed light over the primary bathroom shower
- LED recessed light at bedroom hallways (per plan)
- Overhead garage door opener outlet
- Switched keyless lights at basement
- (2) GFI protected exterior weatherproof duplex outlets
- Hard-wired smoke detectors with battery backup
- Hard-wired carbon monoxide detectors with battery backup
- Ring® video doorbell (2nd Gen)
- Standard doorbell with chimes at rear patio door
- Ultraquiet 110 CFM exterior vented exhaust fans in full bathrooms
- Ultraquiet 80 CFM exterior vented exhaust fans in powder room
- Broan 82W humidity sensing wall controls at the full bathrooms
- (2) CATV jacks (per plan)
- (1) Phone jack - phone interface not included (per plan)
- 220 volt outlet or gas to range space
- 220 volt outlet or gas to dryer space
- Switched duplex floor outlet at gathering room



HARMONY SERIES

HVAC

- Carrier® 95.5% AFUE high efficiency gas furnace
- Carrier® Puron™ air conditioner – 13 SEER
- Carrier® media air filter for better indoor air quality
- Smart thermostat with WiFi connection
- Exterior venting of microwave or range hood (per plan)
- Third-party performed diagnostic multi-point blower door test for improved energy efficiency and Focus on Energy® certified.

FIREPLACE

- Direct vent gas fireplace with blower
- Wood box mantel with mantel height tile and no hearth (per plan)

INSULATION

- R-21 high density fiberglass BATT insulation with 4 mm poly vapor barrier at all exterior house walls
- Closed cell, spray foam insulation at basement box sills for less air and insect infiltration
- R-50 loose blown attic fiberglass insulation
- 1" R-5 foundation insulation
- Fully weather stripped front entry door and fire door

DRYWALL

- Choice of knockdown or sand drywall texture on walls and ceiling
- Drywalled basement stairwell walls
- Sherwin-Williams® Builder Solution® flat finish latex paint on all walls and ceilings
- Choice of radius or square drywall corners at all outside corners
- Choice of radius or square drywall returned windows and patio doors with wood sill and apron
- Finished plaster board at garage ceiling and firewalls

INTERIOR TRIM & DOORS

- Painted hollow-core paneled doors with matching trim
- Painted 2-3/4" casings
- Painted 3-1/4" baseboard moldings
- Prefinished stained wood rail and baluster at first floor areas
- Painted trim cased closet door opening
- Painted wood stool and aprons at windows

HARDWARE

- Schlage® Accent or Latitude passage door levers in satin nickel, antique nickel or oil rubbed bronze finish with a lifetime mechanical and finish warranty
- Schlage® Addison or Camelot front entry door handle-set with deadbolt with a lifetime mechanical and finish warranty
- Matching door hinges and hardware
- Schlage Encode Deadbolt Smart Lock/WiFi Touch screen in satin nickel, antique nickel or oil rubbed bronze finish at the front entry door
- Cabinet door hardware throughout
- Moen® flush mount 24" towel bars and toilet paper holders in chrome finish

CLOSET SHELVING

- Ventilating epoxy coated wire shelving with continuous hanging pole

CABINETS & COUNTERTOPS

- Merillat® Spring Valley recessed panel maple cabinets
- 6-way concealed, soft-close door hinges on all cabinet door panels
- 12" deep upper cabinet heights
- 24" deep refrigerator upper with a minimum of a 37" wide refrigerator opening
- Full-depth shelf/shelves at the kitchen base and upper cabinets (where applicable)
- Corner revolving base cabinet at kitchen (per plan)
- Base cabinet rollout wastebasket with (2) bins
- (2) Upper cabinets above washer and dryer space at the mudroom
- 36" vanity cabinets at all baths
- Crown molding at kitchen uppers, linen cabinets and mudroom cabinets
- Granite countertops (level # 1) with equal double bowl stainless steel undermount sink at kitchen
- Tri-cove or single-cove laminate countertop with self-rimming sink(s) at the bathrooms

MIRRORS & SHOWER DOORS

- 42" high mirrors set on vanity top back splash in all bathrooms
- Splendor Premier series framed shower door with chrome finish and clear or obscured glass

FLOOR COVERINGS

- Luxury Vinyl Plank (LVP) flooring at gathering room, kitchen, morning room/dining area, entry, powder room, hall bathroom, primary bathroom and laundry/mud room
- Stain-resistant plush or berber carpeting
- 8 lb, 1/2" thick rebounded density pad for extra comfort and durability

APPLIANCES

- Built-in stainless steel microwave
- Bosch Ascenta® Dishwasher stainless steel with stainless steel tall tub with polypropylene bottom
- 1/2 horsepower continuous feed garbage disposal

CLEANING

- Recycled jobsite cleaning and debris removal
- Rough cleaning and sweeping of home
- Finish cleaning of home including dusting, vacuuming, floor washing and window cleaning

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HOMES

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