

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
- 6mil poly vapor barrier under concrete basement floor
- 1" foam insulation at exterior of basement walls with durable spray 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 Aladdin Connect® Wi-Fi 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

- Dimensional asphalt roofing shingles w/limited lifetime warranty over synthetic roof underlay with ice and water shield in valleys and saddles areas
- Painted metal valley flashings and roof flashings
- Continuous roof ridge vent

WINDOWS & EXTERIOR DOORS

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

EXTERIOR STONE

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

SIDING & TRIM

- Low-maintenance CertainTeed® vinyl lap siding with 4" reveal (.044 thickness)
- Aluminum soffit and fascia
- Seamless aluminum gutters and 3"x4" downspouts
- MiraTEC® corner boards at all elevations
- MiraTEC® window trim at all elevations (per plan)
- MiraTEC® overhead garage door trim and jamb
- MiraTEC® frieze boards at all elevations (per plan)
- Vinyl shutters (per plan)
- Vinyl exterior light fixture blocks matching siding color
- All exterior wood trim will be caulked and receive (2) coats of jobsite paint

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® hybrid electric heat pump water heater. 65-gallon nominal capacity
- Uponor PEX-a water supply lines
- PVC waste pipes, vents, and soil stacks
- Moen® single handle, pulldown kitchen sink faucet in chrome finish, with two style choices
- Moen® one or two handle bathroom faucet in chrome finish, with three style choices
- TOTO® Entrada elongated bowl, comfort height water-saving toilets
- Aker Icon AcrylX™ bathtub/shower module with FHA reinforcements for future grab bars at hall bathroom and shower module at primary bathroom
- First floor mudroom washer connection with shutoffs
- (2) Frost-proof hose bibs with shutoffs
- Water line to refrigerator
- Water shutoffs at each plumbing fixture
- Equal double-bowl stainless steel undermount sink at kitchen
- Undermounted oval or rectangular white lavatory sink(s).

ELECTRICAL

- 200 amp/40 circuit service panel
- Maxim® 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-rated electrical box in each bedroom with (1) switch
- Ceiling fan-rated electrical box with blank cover in gathering room with (1) switch
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED recessed light over 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
- Hardwired smoke detectors with battery backup
- Hardwired 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) RG6 Quad Shield CATV jacks (per plan)
- (1) CAT5E 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® 97% AFUE high-efficiency gas single-stage furnace with multi 18-Speed ECM motor
- Carrier® Puron™ Advance air conditioner — 16 SEER
- 4" media air filter for better indoor air quality
- Ecobee® smart thermostat with Wi-Fi connection
- Exterior venting of microwave or range hood (per plan)
- Third-party performed diagnostic multipoint blower door test for improved energy efficiency and Focus on Energy® certified

FIREPLACE

- Heatilator® gas direct-vent fireplace with fan kit
- Ceramic tile facing to wood box mantel height and no hearth (per plan)

INSULATION

- R-21 high-density fiberglass BATT insulation with 4mm 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® Promar® 400 Zero VOC 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 plasterboard at garage ceiling and firewalls

INTERIOR TRIM & DOORS

- Painted hollow-core flat panel doors with matching trim
- Painted 2-3/4" casings in two profile choices
- Painted 3-1/4" baseboard moldings in square eased edge profile
- Prefinished stained wood rail and metal baluster at main staircase with oval wall-mount handrail (per plan)
- Painted wood-cased closet door opening
- Painted wood stool and aprons at windows

HARDWARE

- Schlage® Merano or Latitude passage door levers with a lifetime mechanical and finish warranty in two color choices
- Schlage® Century or Greenwich front-entry door handle-set with Encode™ Deadbolt Smart Lock/Wi-Fi Touchscreen in two color choices with a lifetime mechanical and finish warranty
- Matching door hinges and hardware
- Cabinet door hardware throughout
- Moen® flush-mount 24" towel bars, towel rings, and toilet paper holders in chrome finish
- Fix mounted curved tub/shower rod in chrome finish at hall bath

CLOSET SHELVING

- Ventilating epoxy-coated wire shelving with continuous hanging pole

CABINETS & COUNTERTOPS

- KDC full-overlay recessed panels with three choice of stained maple or three choice of painted on MDF doors and drawer fronts.
- 6-way concealed, soft-close door hinges on all cabinet door panels
- 12" deep upper wall cabinets
- 24" deep refrigerator upper with a minimum of a 37" wide refrigerator opening
- Adjustable 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
- 34.5" vanity cabinets at all baths
- Crown molding at kitchen uppers, mudroom, and bathroom linen cabinets
- Drawer construction with dovetail drawers, soft action closers on drawers, and full extension drawers
- Granite or quartz countertops (level #1) at kitchen
- 2CM quartz countertops with undermounted sinks at bathrooms

MIRRORS & SHOWER DOORS

- 42" high mirrors set on vanity top back splash in all bathrooms
- Splendor Euro series semi-frameless 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/mudroom
- 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
- Frigidaire dishwasher stainless steel with stainless steel tall tub
- 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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