



## HARMON BAY GENERAL SPECIFICATION SHEET

### All homes are Energy Star Rated



- Footing:** - 18" X 18" concrete footer with 2 - #4 continuous rebar
- Foundation:** - 5 courses 8" CMU  
- 4 mil poly on ground
- Subframing:** - 2" x 10" floor joist at 16" OC or pre-engineered floor truss system  
- 3/4" T & G Advantech subflooring – glued and screwed  
- Metal or wood bridging where required
- Framing and Wall system:** - 2" x 4" kiln dried stud at 16" OC (Easton: 1<sup>st</sup> floor 2" x 6")  
- 7/16" OSB sheathing  
- Typar building wrap
- Roof:** - Pre-engineered truss system (except standard roof framing in certain locations of 2 story model)  
- 5/8" OSB sheathing  
- 15 lb felt with architectural asphalt shingle – 30-year warranty  
- Ridge vent on main house roof  
- 12" overhang  
- Vinyl – vented soffitt  
- Aluminum drip edge
- Insulation:** - R-30 10" Kraft faced batts in ceiling  
- R-13 3 5/8" Kraft faced batts in exterior walls  
- R-19 6" Kraft faced batts in floor system
- Exterior:** - MW "Twinsal" all vinyl single hung window system  
With 3/4" Warm- Edge insulated glass, tilt-in sash and screen  
- Georgia Pacific vinyl siding  
- Downspouts and gutters installed per model type  
- Timber- Tech composite board decking (screwed)

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- Interior:**
- smooth walls and ceilings
  - ½” drywall painted Sherwin-Williams or equal, painted Shell White
  - Six panel interior doors and bifolds – painted White (semi-gloss)
  - Colonial baseboard, door/window casing – painted White (semi-gloss)
  - Wood fireplace – venting per model type
  - Carpet with padding; living room, dining room, hall & bedrooms
  - High gloss vinyl sheet goods flooring w/ shoe molding in kitchen & laundry room
  - 12” x 12” ceramic tile in bathrooms, powder room, foyer & fireplace hearth

- Cabinetry:**
- Kitchen
- Legacy cabinets (no bulkhead)
  - high pressure laminate counter tops in all models
- Baths
- Legacy 33 ½ (h)” vanity cabinets with hardware
  - Cultured marble vanity bath tops

- Appliances:**
- Kenmore Range: Self cleaning, radiant smooth surface with warming zone and removable glass door
  - Kenmore Microwave Hood combination: 1.5 cu. Ft. and 1000 watt power w/ exhaust fan and light
  - Kenmore Refrigerator: 22 cu. Ft Side-by-Side with automatic ice maker and lighted door dispenser
  - Kenmore Dishwasher: 3 cycle, 2- level wash system
  - Insinkerator Disposal- 1/3 hp.

- Plumbing:**
- CPVC water lines
  - 50 gallon electric water heater
  - ‘Diamond” fiberglass single piece 5’ shower enclosure (tile look finish) w/ frosted glass sliding door
  - ‘Diamond’ fiberglass single piece 5’ tub
  - Vortens toilet – elongated in master bath; round in all others
  - 8” deep stainless steel single bowl Kitchen sink
  - Kohler faucets and fixtures
  - Rough- in for washer and dryer (dryer vent installed after dryer is in place)
  - (2) Outside frost free hose bibs

- HVAC:**
- Single Story
- Goodman HVAC system w/ 13 Seer unit (tonnage by model)
  - Insulated ductwork
- Two Story
- Split system: Goodman HVAC w/ 13 Seer AC unit (1<sup>st</sup> floor); 13 Seer HVAC system with tonnage per specific model (2<sup>nd</sup> floor)
    - Insulated duct work

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- Electric:**
- 200 AMP electrical service panel
  - Electric outlets per code
  - Smoke alarms in all sleeping rooms, (2) in living areas
    - (2) Telephone outlets – single story models
    - (3) Telephone outlets – two story models
    - (2) CATV outlets – single story models
    - (3) CATV outlets – two story models
    - (2) Outside weatherproof receptacles (GFI) per code
    - Recessed can lights: (1) in Hall; (1) in Entry; (4) in Kitchen
    - 4' fluorescent ceiling light in Kitchen
    - Ceiling fan rough-in in all master bedroom, Living room, and Kitchen
    - Bare bulb incandescent light w/switch in all 2<sup>nd</sup> floor storage areas in two story models
    - Front door bell system

- Parking:**
- two (2) 10' x 20' Asphalt bays

**Lead**

- Walkway:**
- Poured Concrete

All of the above specifications are subject to availability and performance. Builder reserves the right to make substitutions. Any substitutions will be of equivalent or better quality.

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