



Our new home specifications for Parkside Village

MASONRY:

- 12 courses concrete block filled every 6'-8' with concrete and ½" steel rebar or poured concrete foundation walls depending on availability.
- Concrete footers with typical footer size for main house is 10" thick by 20" wide and typical garage footers are 8" thick by 16" wide.
- All footers shall have 2 steel rebars running throughout.
- Interior and exterior draitile.
- Interior draitile pipe shall connect to sump pump crock in corner of basement.
- Install drainage pipes below steel rebar in footer for drainage of excess water.
- Block bond parge coat on exterior of basement walls and on top section of garage and crawlspace walls.
- 3½" - 4" basement concrete slab poured over poly vapor barrier and stone base.
- 4" garage fiber reinforced concrete slab over 6-8" stone base.

FRAMING

- 2 x 10 floor joists.
- 2 x 6 exterior and 2 x 4 interior wall construction - laminated built-up wood beams.
- ¾" APA rated sub floor – glued and nailed to joist.
- 7/16" APA rated wall sheathing.
- 9' first floor height on most homes (specify on data sheet) / 8' ceiling height on second floor.
- Front porch if shown on plan with Trex or equiv. upgraded decking. Deck railings as shown.

ROOF SYSTEM

- 6/12" roof pitch minimum, 12" roof overhangs.
- Pre-engineered roof trusses @ 24" o.c. with 7/16" APA rated roof decking.
- 15 lb. felt underlayment with ice and water shield installed 36" up roof rakes and at roof valleys.
- Certainteed Landmark 30 year architectural roof shingles.
- Roof ventilation by ridge vents and vented soffit.

SIDING

- Hardee Plank/ Certainteed Weather board cementitious siding or equal installed over Tyvek or equivalent house wrap.
- Shutters and custom exterior details per plan.

WINDOWS AND EXTERIOR DOORS

- Andersen or equiv. 200 series, Low E- Argon gas filled tilt windows with screens
- Wood extension jambs with picture frame style casing.
- 6' Andersen or equiv. sliding door or swing door per plan.
- Smooth Star paintable fiberglass raised panel door with insulated metal sidelights (per plan) and firecode door and jambs between house and garage per plan.

INSULATION AND SHEETROCK

- House ceilings: (R38) combination of batts or blown in.
- House walls: R-19 fiberglass batts with /004 poly vapor-barrier.
- Basement: (R10) fiberglass blanket on exterior foundation walls running at least 4” below grade.
- Firecode sheetrock – one coat taped in garage and entire garage ceiling.
- ½” sheetrock throughout Sandfloat on ceilings and reach in closets.
- Special rounded interior drywall corners.

GARAGE DOORS

- Raised panel steel insulated overhead doors per plan.
- Electric garage door openers.

INTERIOR TRIM AND FINISHES

- Granite kitchen countertops (Level 1 or 2) and Corian bathroom countertops with drop in china sinks (A or B colors). Laminate countertop with beveled edging in laundry room if laundry design shows countertop.
- Six-panel painted smooth finish masonite interior swing doors with polished brass Schlage doorknobs. Bi-fold doors will be raised panel colonial style
- Doors shall be trimmed with oversized 3¼” paintable casing.
- Oversized 5¼” paintable baseboard with special cuts around rounded corners.
- Custom fireplace mantle with ceramic tile surround and hearth if required (per plan only)
- **Special rounded drywall interior corners.**
- “Glass coat” painted trim and door finishes. Walls are painted with Benjamin Moore or equiv. quality off-white latex flat paint w/ linen white trim. Should an additional color be used or if dark toned color is used, the customer will be charged additionally.
- Ceilings are white sand painted finish.
- Custom oak railing with painted balusters and newells and oak treads with painted risers on stairs to second floor per plan.
- Legacy or equivalent maple recessed panel cabinetry in kitchen. This is a flat panel (recessed) profile. Included are 36” upper wall cabinets, standard crown molding to match, two 12-15” drawer base, otherwise standard bases and uppers. (optional profiles, construction and layouts available) Bathroom vanities- Legacy or equivalent Classic white standard construction sink bases(no drawers). Upgraded wood species, profiles, construction available as an option.
- Schlage polished brass Geo style door hardware. Front door Schlage brass hardware with extended finish thumb latch front door entry set with deadbolt.
- Ceramic toilet paper holders, soap dishes in tub or shower areas and towel bars per plan in baths.
- Flat mirrors over all vanities up to 40” high. Oval mirror in powder room.
- Crown molding in dining and living room with chair rail and shadow box trims in dining room- (if rooms on plan).
- Shower enclosures in Master Bath with those plans that are designed with a separate shower and a separate Jacuzzi tub. They are clear tempered glass with chrome metal trim. All other baths are shower rod ready.
- Your choice of (1) of 6 colors available from the Benjamin Moore historical collection with opposing linen white trim color.

APPLIANCES

- Upgraded Range: General Electric or Kenmore self-clean
- Upgraded dishwasher: General Electric or Kenmore
- General Electric or Kenmore microwave hood 62612
- Refrigerator
- Total appliance allowance is \$3,365.00.

HEATING AND PLUMBING

- Programmable controls with 90% high efficiency natural gas fired forced air furnace with return air ducts serving most areas for comfortable heating.
- Central air conditioning
- 50-gallon natural gas water heater.
- Jetted tub in master bath with separate shower and glass shower enclosure (if shown on plan)
- Natural gas zero clearance fireplace if shown on plan with custom mantle and tile surround.
- 50' max water and sewer lines to public lines
- Crane porcelain on steel white bathtub, white china sinks 252 Mansfield and white Mansfield 130-160 toilets or equivalent to above.
- Moen Monticello 4555 faucets in master bath and powder room
- Moen Villeta faucets L4701 with chrome single lever for main baths
- Kitchen faucet -chrome Moen 7785 with 97557 chrome lever faucet w/ spray
- Moen positemp shower and bath controls to match Villeta and Monticello faucets in baths.
- Pro Line or equiv. White corner jetted tub (optional colors available)
- Elkay stainless steel double bowl kitchen sink.
- Garbage disposal ½ hp Insinkerator or equivalent included on homes w/ sewers
- Sump pump and PVC piping to exterior with electrical plug as required.
- 2 exterior frost free exterior hose sillcocks.
- ¾" and ½" copper or Kitek supplies and PVC drains.
- Shelving – white epoxy covered metal ventilated shelves and rods in all clothes closets and
- Linen closets.

ELECTRICAL

- 200 Amp service with circuit breakers and service to transformer (70' max.)
- 220 volt line for range and dryer.
- Electrical outlets and openings per Underwriters Code.
- Smoke detectors in bedrooms and common areas as required.
- Carbon Monoxide detectors per code.
- Light fixture package- Allowance \$2800.00
- 10 recessed light fixtures.
- 2 exterior weatherproof outlets.
- Dryer vent, washer and dryer connections.
- Your choice of 8 jacks in any configuration (CATV, telephone, distributed video or computer network). Telephone and network cable is **category 5** cable to reduce cross talk and noise.
- Switched outlets in bedrooms, living room, sunroom (if applicable), family room, and den.

FLOOR COVERINGS AND CERAMIC TILE

- Dining room, kitchen, breakfast area and foyer (and powder room if off foyer) are 2¼" select hardwood floors tinted to kitchen cabinets.
- Hardwood floors in sunroom (if sunroom is shown on plan)
- Mulia or equivalent 12 x 12 ceramic tile for master bath floor, main bath floor, mudroom, first floor bath (if it is full bath vs powder) and laundry area with concrete board underlayment.
- Master bath to feature matching shower tile and jetted tub if part of plan.
- Wide Impact plush cut pile carpeting with upgraded premium bonded pad.
- Main and secondary bath tub walls: ceramic 4¼" x 4¼" ceramic tile 15 courses.

LANDSCAPING

- Lot to be graded for positive drainage away from foundation.
- Spread existing topsoil up to ½ acre, York raked and hydroseeded for starter lawn.
- Paved first coat driveway

- Bluestone 2 x 3 walkway to front door
- Landscape planting package in front of house with mulch
- (2) large caliper trees in front yard between sidewalk and street

SELECTION PROCESS

16 hours of professional design assistance provided by Harrington Homes for cabinet selection and layout, plumbing selections, electrical fixture selections, floor coverings and paint colors. Up to two kitchen layouts per home. Additional design service assistance is available for an additional fee.



11/30/05

Harrington Homes reserves the right to substitute items of comparable value and quality, subject to availability. Harrington Homes provides a six year structural warranty and a two year warranty on defects in workmanship and materials as set forth in the booklet entitled "Central New York Standards of Performance and Supplement to Contract" as published by the Home Builders Association of Central New York; the Local Chapter of the National Association of Home Builders.

Harrington Homes 3848 Henneberry Road Jamesville, NY 13078 315.682.8851