



Our new home specifications for single level homes & 2 story homes over 2000 s.f.

MASONRY:

- 12 courses concrete block filled every 6'-8' with concrete and ½" steel rebar.
- 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.
- 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.

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.
- Certaineed Landmark 30 year architectural roof shingles.
- Roof ventilation by ridge vents and vented soffit.

SIDING

- Certaineed Monogram vinyl siding or equal installed over Tyvek or equivalent house wrap.
- Vinyl shutters or 1x trim around windows on front elevation and custom details per plan.

WINDOWS AND EXTERIOR DOORS

- Single hung, slim profile, white double insulated vinyl tilt windows with screens for 50% less air infiltration with the Low E and Argon gas option.
- Wood extension jambs with picture frame style casing.
- 6' sliding door with Low E coating and Argon gas option with screen.
- White grills between windows where possible per plan.
- Steel raised panel insulated entry door with sidelights (per plan) and firecode door and jambs between house and garage per plan.

INSULATION AND SHEETROCK

- House ceilings: (R30 and R-38) combination of batts and blown in.
- House walls: R-19.
- 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 are available at an additional fee.

INTERIOR TRIM AND FINISHES

- Custom Formica, Wilsonart or equivalent standard laminate countertops per plan with ¾” backsplashes with beveled wood or laminate edging in kitchen and master bath (self edging on balance of countertops).
- 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.
- Wood extension jambs and large 3 ¼” paintable casing.
- 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 latex flat paint in a mid range of our historical collection 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 6010 oak railing with painted 5015 traditional balusters and 4440 type ball top newells or ½ wall with routed cap if shown on plan or listed and carpeted stairs.
- Legacy or equivalent Classic oak standard construction cabinetry in kitchen. This is a flat panel (recessed) profile. Included are 36” upper wall cabinets, standard crown molding to match, one 12-15” drawer base, otherwise standard bases and uppers. (optional upgraded wood species, profiles, construction and layouts available) Bathroom vanities- Legacy or equivalent Classic oak 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 with pedestal sink or flat mirror if over a vanity.
- 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.

APPLIANCES

- Range: General Electric or Kenmore self-clean #95322electric.
- Dishwasher: General Electric or Kenmore #14252 or equivalent.
- General Electric or Kenmore microwave hood 62612
- White, black and bisque
- Total appliance allowance is \$1,200.00

HEATING AND PLUMBING

- Programmable controls and 90% efficient natural gas fired forced air furnace with fresh air intake and return air ducts serving most areas for comfortable heating.
- 50-gallon natural gas water heater in lieu of 40-gallon hot water with jetted tub option.
- 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 mantle and ceramic tile surround.
- 50' 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 Villeta faucets L4701 Chrome single lever for baths
- Kitchen faucet -chrome Moen Chateau solid handle faucet w/ spray
- Moen positemp shower and bath controls to match Villeta chrome in baths.
- Pro Line or equiv. White corner jetted tub (per plan only with luxury bath)(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" Kitek or copper 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 \$1000.00
- 5 recessed lights
- 2 exterior weatherproof outlets.
- Dryer vent, washer and dryer connections.
- Your choice of 7 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, family room, and den.

FLOOR COVERINGS AND CERAMIC TILE

- Kitchen, breakfast area and 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 with concrete board underlayment with matching shower tile and jetted tub if part of plan.
- Main bathroom, laundry, mudroom offer full selection of Armstrong or Mannington or equivalent standard grade vinyl flooring installed over full 5.5 mm premium Georgia Pacific underlayment.
- Carpet plush cut pile or Berber standard grade with upgraded premium bonded pad.
- Main 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.
- Stone driveway to street 4-6" depth up to 60' in length.
- Walkway from driveway to front door with 2' x 3' pre-cast stepping stones.

SELECTION PROCESS

12 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.



1/31/06

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.

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