

FOUNDATION & GARAGE

- Concrete footings and poured concrete walls
- Basement floors to be 4" poured concrete
- All homes have full basements with perimeter drain system
- Foundations may be stepped to accommodate grade modifications
- All homes feature an attached **2-car garage with garage door opener(s)**

FRAME & ROOF

- **Exterior wall construction 2"x6"** wood studs
- Roof sheathing with architectural shingles
- Ice and water shield per building code
- Siding is Maintenance-Free vinyl siding with PVC trim
- Porches and Decks (if applicable) in Maintenance-Free Trex (or similar)

EXTERIOR DOORS & WINDOWS

- Door to Deck (if applicable) is a full lite ENERGY STAR rated glass door
- All exterior windows are ENERGY STAR rated; most are double hung with insulated Low E glass and screens

INSULATION

- Min R 21 batt insulation on exterior walls; Min R 49 insulation on second floor ceiling
- Harvard is a Stretch Code Community and home will be in compliance with all applicable regulations.

INTERIORS WALLS & TRIM

- **First floor ceiling height approximately 9'0"**; Second floor ceiling height approximately 8'0"
- All interior walls will receive one coat primer and one coat flat latex paint from Builder's samples
- All doors and trim will be paint grade and will receive one coat primer and one coat semi-gloss white paint
- Closets will not be painted
- One paint color throughout standard
- Architecturally appropriate Craftsman Style trim package
- Interior Door hardware and knobs will be black.
- Stair handrail and trim will receive two coats clear polyurethane
- Direct vent gas fireplace with **built in cabinets at sides**

CABINETS & COUNTERTOPS

- Standard Kitchen and bath cabinets will be Maple in choice of white or stain finishes from Manta Cabinets & Spotlight Kitchen and Bath Design Center
- **Countertops in Kitchen and Baths will be granite** from Builder Standards with under mount sinks

APPLIANCES & PLUMBING

- Appliance package by Samsung to include dishwasher, gas range/oven with exterior venting hood and microwave within island in Stainless Steel finish
- Forced hot air heating system by natural gas – TStats on 1st and 2nd floors
- **ENERGY EFFICIENT Tankless Hot Water Heater by natural gas**
- Two exterior water spigots
- Laundry hook-up as located on plan with dryer vent
- Water Line to Refrigerator included
- All plumbing to be completed in accordance with state and local regulations
- **Tiled Shower in Master Bedroom; Tub base with tiled walls in 2nd full bathroom**
- Plumbing Fixtures per Builder Selections; (Delta – Chrome finish)
- Shower Doors are not provided

ELECTRICAL & UTILITIES

- 200 AMP service to home with circuit breaker panel
- Central Air Conditioning
- 220V plug for dryer
- Smoke detectors and CO2 detectors as required by code
- Exterior outlet by front porch and rear/side deck (if any)
- Pre-wiring for five CATV outlets
- **8 Interior Recessed lights**
- **USB outlets provided in 4 locations**
- **2 pendants at Kitchen island**
- Wall switches shall control outlets on wall for room lighting
- Lighting Fixtures in black per Builder Selections
- On Site Community Water Supply Well System and On Site Septic System

FLOORING

- **Oak Hardwood floors (3 ¼") on First Floor Living Areas, Kitchen, Stairway to 2nd Floor**
- Ceramic Tile from Builders samples in Bathrooms & Laundry Room
- Carpeting from Builders samples in Bedrooms, Loft, Upper Hallways if any – One Color throughout

SHELVING & MIRRORS

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving
- All bathrooms will have individual mirrors over sink/vanity areas
- Bathroom hardware (toilet paper holders or towels bars) are not provided or installed

LANDSCAPING

- Landscape design per Builder; lawn irrigation included.