

Hartin Homes

Lake Island Specification Sheet

Slab and Framing

- Engineered and Inspections by Eric L. Davis Engineering

Plumbing

- Provided by New-Tex Plumbing-Licensed and Insured

Electric

- Lowes Electrical Services-Licensed and Insured

Air Conditioning

- Condensor – 5 Ton 14 SEER Goodman
- 7/8” & 3/8” copper lineset with Armaflex and low voltage control wiring
- Air Handler – 5 Ton Goodman Electric
- 15kw heat kit
- Emergency drain pan
- Two water safety float switches
- WARRANTY – 10 years on equipment and 2 years labor

Roof

- Certainteed-Landmark Shingles
- Synthetic/CT Underlayment

- Ridge vent and Slantbacks ventilation
- WARRANTY 30 year (Lifetime), 2 year labor

Insulation

- Exterior Walls-OC-R13-3.5 inch Unfaced batt insulation
- Vaults- OC-R22-6.75 inch Unfaced batt insulation
- Hot walls-OC-R13-3.5 inch Unfaced batt insulation
- Decking-Tigerteeth OC-R30-9.25inch Unfaced batt insulation
- Can Not Blow-OC-R38-12 inch Unfaced batt insulation

Drywall

- 1/2 Inch walls and ceilings
- 5/8 throughout garage
- Round corners

Windows

- Low E energy efficient windows and doors

Interior finish and features

- Custom built-on-site cabinetry and trim throughout
- Upgraded baseboards
- Custom closet design and built-ins throughout
- Sherwin Williams paint throughout
- Oversized waterfall island
- Quartz countertops throughout
- Subway tile kitchen backsplash

- Electric 50” fireplace with remote control, multiple color and flame variation and floating mantle
- Seamless glass custom shower door in master bathroom
- Gold framed mirrors and sconce lighting in bathrooms
- Custom glass cabinet inserts in living room
- Upgraded matte gold chandeliers and lighting
- Pendant lighting in master bedroom (intended for bedside table lighting)
- Under cabinet lighting
- Wired for TVs and data with outlets provided mid-wall height
- Coastal Plank Vinyl flooring with Pelican Oak trim and transitions throughout home and in office/4th bedroom.
- Quiet Breeze carpet in bedrooms 1, 2, and 3, bonus room and closets
- Modern, upgraded garage door with glass panels with automatic opener and remotes

Appliances

- 30 in. Freestanding Electric Range – 1 Year Warranty
- 30 in. 1.9 cu. ft. Over-the-Range Microwave – 1 Year Warranty
- Top Control Dishwasher with 3rd Level Rack – 1 Year Warranty

Exterior Finish and Features

- Premium golf course lot
- White stucco on all sides of home
- Stained cedar accents
- Black painted front door

- Black painted cornice
- Landscaping in front of house
- Sod for entire yard
- Concrete driveway