

Model M171



BASEMENT OPTION

- 48 x 28 – 1,173 Sq. Ft.
- 3 Bedrooms / 2 Bath
- Living Space: Living Room, Kitchen Sunroom

Model M192

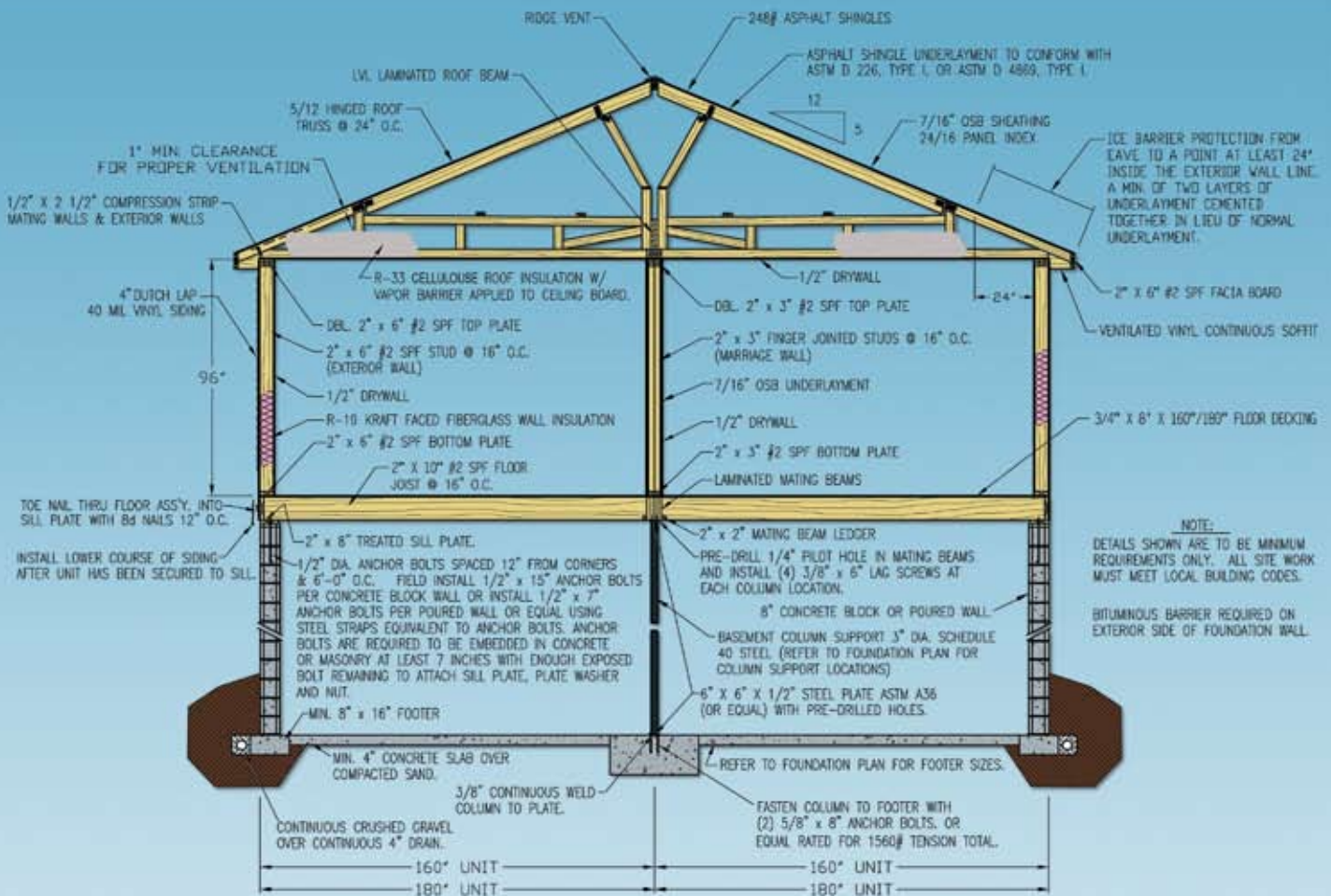


BASEMENT OPTION

- 48 x 28 – 1,173 Sq. Ft.
- 3 Bedrooms / 2 Bath
- Living Space: Living Room, Kitchen, Dining

Heart Features

- 2" x 10" #2 SPF Floor Joist 16" on Center
- 3/4" Floor Decking
- 2" x 6" Exterior Wall Studs 16" on Center
- 2" x 4" Interior Wall Studs
- Full Finished Drywall Throughout
- 7/16" OSB Sheathing on all Exterior Walls
- 200 Amp Electrical Service Panel
- Fiberglass One Piece Tubs and Showers
- Hardwood Raised Cabinet Doors and Stiles
- Hidden Cabinet Door Hinges
- 5/12 Roof Pitch with Optional 7/12 Roof
- 6" Aluminum Fascia
- Full OSB sheathing on marriage walls
- Standard 8' sidewalls with 8 1/2' available as an option



Hart Kitchen Cabinets



STANDARD

RAISED PANEL OAK

OPTIONAL

- Raised Panel Cabinetry
- 1/2" Solid Wood "Dovetail" Drawer Construction
- 3/4" Solid Finish Drawer Fronts
- Roll Out Shelves in Base Cabinets
- Laminated Interior for Easy Cleaning
- 75 lb. Roller Guide with Stay Close System
- 6-way Adjustable, Hidden Hinges
- KCMA and BIFMA Certified
- ESP "Green" Certified and KCMA Certified



SMART
CABINETS



Natural Oak



Carmel



Sugar Maple

Hart Countertops



Beige Pampas

Colorado Slate

Natural Canvas

Tuscan Marble



Travertine

Butterum Granite

Labrador Granite

Perlato Granite

Pebble Envision

Post formed rolled countertops with seamless backsplash.

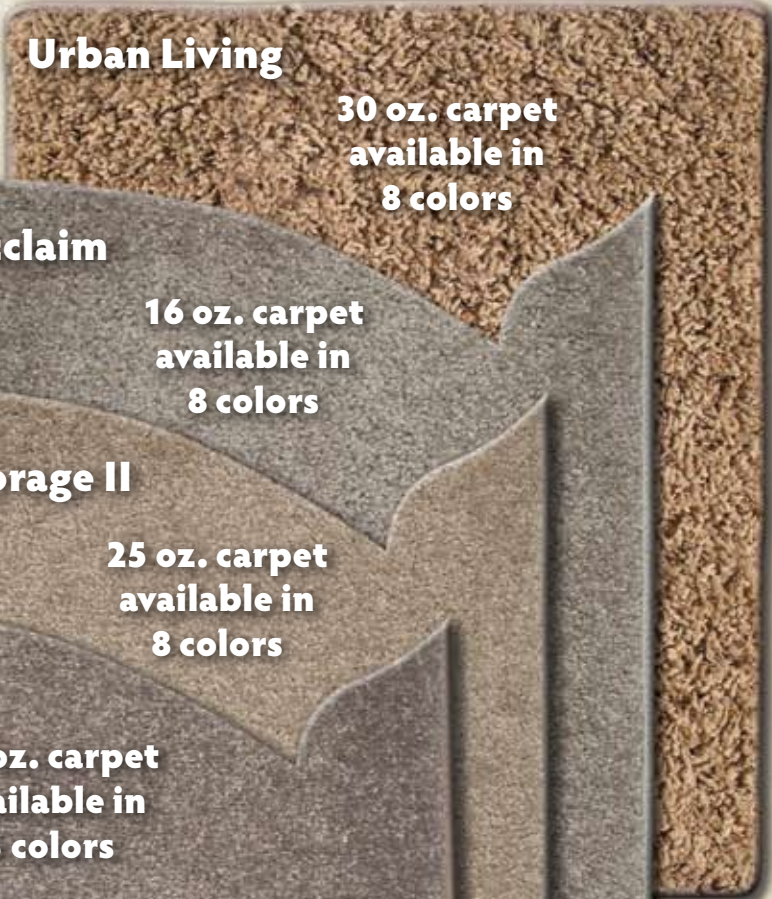
Optional DeepStar Countertops



Post formed rolled countertops with seamless backsplash.

Hart Carpets

WHERE GREAT FLOORS BEGIN



Urban Living

**30 oz. carpet
available in
8 colors**

Acclaim

**16 oz. carpet
available in
8 colors**

Anchorage II

**25 oz. carpet
available in
8 colors**

Rocket

**16 oz. carpet
available in
3 colors**

ROCKET

- 100% Colorset® Polypropylene
- Casual Texture Saxony
- Colorset® Solution - Dyed Fiber
- Inherent Stain Resistance
- Soil Resistant
- Fade and Static Resistant

ACCLAIM

- 100% Continuous Filament Nylon
- Casual Texture
- Treated with ShawGard™ Carpet Protector

ANCHORAGE II

- 100% CoAnso® Filament Nylon
- Textured Saxony
- Treated with Shaw StainSafety™
- FHA Certified

URBAN LIVING

- 100% Anso® Extra Body CFN
- Continuous Filament Nylon
- Treated with Shaw StainSafety™
- FHA Certified
- Textured and Cable Cut Pile

• www.shafloors.com

Colors are not presented as actual color match - refer to actual samples.

Hart Flooring

Taupe Grige
Standard

White Slate
Standard

Congoleum[®]
CUSHIONED VINYL
STANDARD

Light Oak
Optional

Optional Laminate Plank Samples

Sample



Sample



OPTIONAL LAMINATE FLOORING

Note: Pattern size reduced for printing. Reference actual sample.

Hart Siding & Shutters

STANDARD

4" DUTCH LAP VINYL SIDING

Pearl
Bone
Country Beige
Clay
Aspen White
Driftwood

STANDARD

12" RAISED PANEL SHUTTERS



OPTIONAL

4" DUTCH LAP VINYL SIDING

- Ivory
- Harbor Blue
- Sand Pebble
- Greystone
- Cypress

Hart Shingles & Optional Siding

STANDARD ARCHITECTURAL SERIES



Moire Black - 30 Yr



Hunter Green - 30 Yr



Weathered Wood - 30 Yr



Cobblestone Grey - 30 Yr

OPTIONAL

PORTSMOUTH SHAKE SIDING



OPTIONAL

DOUBLE 7" CRANEBOARD SOLID CORE SIDING



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Key Items

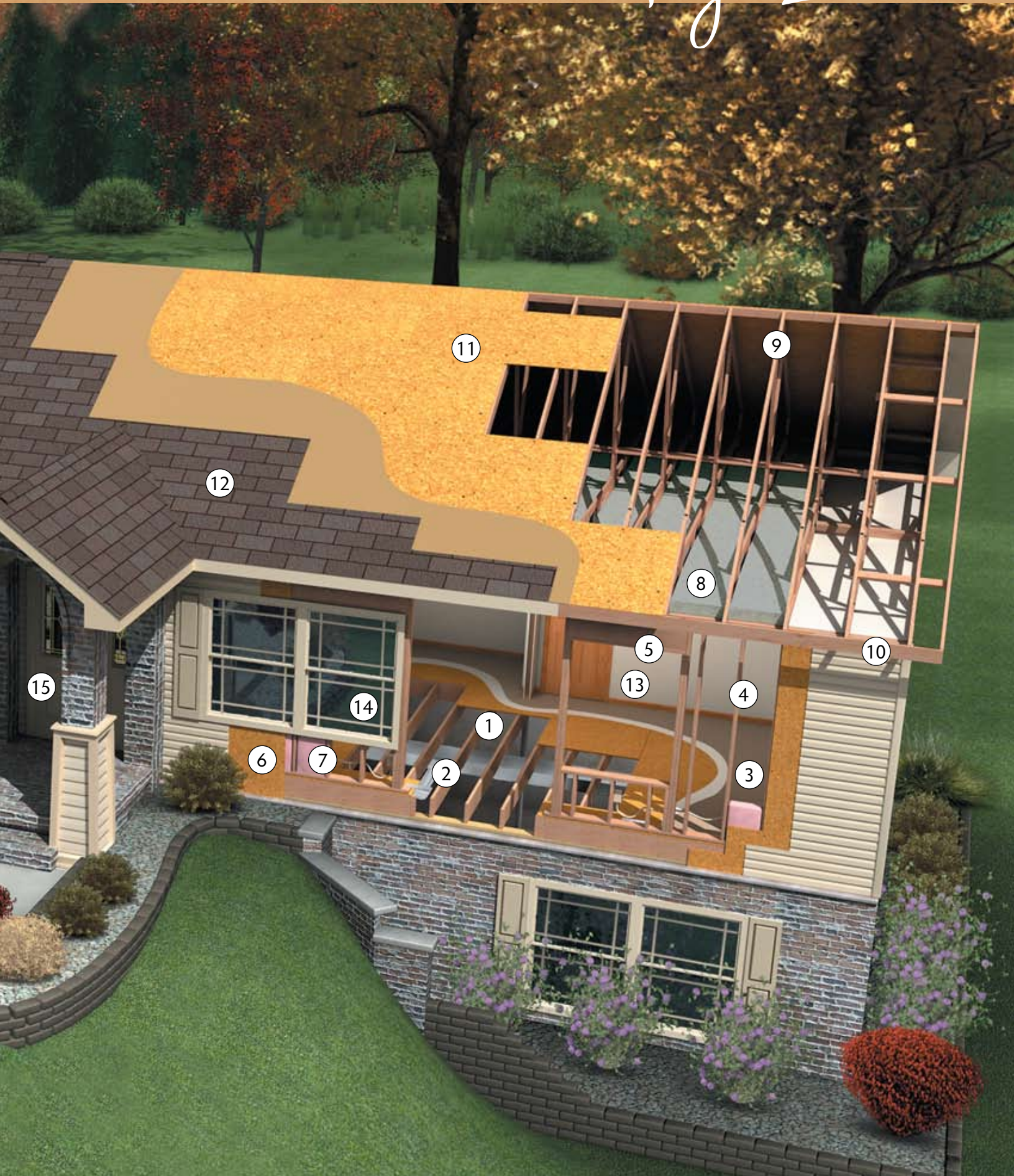


KEY ITEMS TO LOOK FOR WHEN BUYING YOUR NEW HOME:

1. 2" x 10" #2 SPF or better floor joist 16" O.C.
2. Perimeter heat with wall mounted registers and boots installed
3. Shaw Acclaim 16 oz. casual texture with 5 lb. rebond carpet pad
4. 2" x 6" Stud SPF or better wall studs 16" O.C.
5. 2" x 10" headers over all windows and doors
6. 7/16" OSB exterior sheathing
7. R-19 Owens Corning Fiberglas™ wall batt insulation *
8. R-33 cellulose roof insulation *
9. Optional 7/12 roof pitch with 50 or 70 lb. ground snow load
10. 2" x 6" fascia plate
11. 7/16" OSB exterior roof sheathing
12. Architectural roof shingles
13. Full finish drywall throughout
14. Dual pane vinyl single hung, single tilt windows (available in white or beige finish)
15. 36" x 80" vinyl clad steel insulated 6 panel door with storm front and rear (displayed with upgrade door with side light)

NOTE: * R value may vary due to compression

Key Items



Modular Standards

Standard Floor System

- 2" x 10" #2 SPF Floor joists
- 2" x 10" Double perimeter rail
- 3/4" OSB Floor decking
- Transverse floor joists
- Perimeter wall mount registers
- Register & boots installed
- No heat ducts installed
- Cold air returns installed in ceiling
- Matting wall center seal (site installed)

Standard Carpet / Roll Goods

- Shaw™ 16 oz. Continuous Filament Nylon Carpet
- 10 Year Quality Assurance Warranty
- Shaw Stain Saftey™ soil and stain protection
- Tack Strip installation
- Polypropylene – non-mildewing carpet backing
- Rebond Carpet pad
- Congoleum™ "Loose-Lay" vinyl flooring – "No Wax"
- Vinyl entry foyer
- Vinyl flooring Master Bath, 2nd and / or 3rd bath

Standard Electrical

- 200 AMP electrical service w/ 40 position box
- Applicable NEC code compliance
- All 14/2 copper lighting circuits
- All 12/2 copper kitchen/small appliance circuits
- 2 - Ext. GFI weatherproof receptacles
- GFI bath receptacles
- GFI kitchen receptacle
- Tamper proof receipts T/O
- ARC-fault circuit-interrupter protection
- Dining Room chandelier (where applicable) (ship loose)
- Sunroom chandelier (where applicable) (ship loose)
- Porch light – all exterior doors
- Lighted walk-in closets with switch (where available)
- Lighted bath exhaust fans each bath
- 3-way switch – basement stairwell
- Wire & brace for ceiling fans all BRs, DR & SR with glass fixtures
- Wire and vent for dryer
- Separate wiring chase for air conditioning, garage, etc.
- Smoke Detectors per print
- Brushed Nickel Lighting package throughout
- 220 outlet for range

- 7- wire programmable thermostat
- Strip lights all bathrooms above vanities

Standard Plumbing

- Fresh water lines hooked up
- Drain lines stubbed thru floor
- Brass water shutoffs throughout
- TuffPEX™ polyethylene tubing, pressure rated pex to 200 deg. F @ 80 psi
- CABO, BOCA, SBCCI, & IAPMO certified plumbing system
- Brass plumbing tee and elbows
- Brass stem and bonnet faucets
- 1- pc. 60" tub/shower Bath #2
- 1- pc. shower and tubs Master bath
- All tubs/showers fiberglass
- Plumbing for washer
- Plumb & wire dishwasher – w/ 24" opening
- 1- Frost free exterior faucet
- Water shut off throughout
- Plumb for ice maker

Standard Insulation

- R-33 Blown insulation ceiling
- R-19 Batt insulation sidewalls

Standard Wall Construction

- 7/16" OSB – marriage wall
- 7/16" OSB – sheathing on all exterior walls
- Triple 2" x 10" header over windows & exterior doors
- 2" x 6" exterior wall studs 16" O.C.
- 2" x 6" top plate and bottom plate – perimeter walls
- 2" x 4" interior walls – 24" O.C.
- Stud grade or better – interior wall studs
- 96" sidewall height
- Finger jointed studs
- Triple 2" x 10" header with OSB sandwich over all door and window openings (where applicable)
- Tie in ceiling to side walls

Standard Roof Construction

- 5/12 hinged roof pitch
- Ridge vent
- 8' Flat ceiling through out
- 57.8 lb. Roof truss – live load
- 2" x 6" fascia plate

Modular Standards

- Architectural fiberglass roof shingles
- 30 year warranty on shingles
- 7/16" OSB roof decking
- Rolled roof edging at sidewalls and gable ends
- Double layer of tar and paper at roof vents
- 6" aluminum fascia
- 12" overhang end walls
- Attic access with light
- Ventilated vinyl soffit

Standard Exterior Doors

- 36" x 80" vinyl clad insulated 6-panel front door with storm
- 36" x 80" vinyl clad insulated 6-panel rear door with storm
- Deadbolt lock front and rear door

Standard Windows

- Kinro™ Dual pane vinyl single hung, single tilt windows with perimeter grids
- National Fenestration Rating Council Certified Window
- Low-E insulated glass
- Easy clean tilt out lower sash
- Welded frame and sash corners
- Removable screens all windows
- AAMA (American Architectural Mfg.Assoc.) certified windows
- Energy Star Rated™

Standard Exterior

- Crane™ 4" Double Dutch Lap vinyl siding
- Lifetime Warranty on siding
- 40 MIL thick virgin vinyl
- 12" raised panel shutters – DS (front door side)
- House wrap

Standard Interior

- Full finished Drywall – 1/2"
- Bullnose drywall corners T/O
- Sprayed, stompmed residential stipple ceiling – 1/2" gypsum
- Sprayed vapor barrier on ceiling
- 1" mini blinds on all windows
- Flat panel interior doors – oak finish
- Solid wood trim through out – oak finish
- Mortise hinged interior doors – 3 hinges per door

- Lever door handles
- Wire ventilated washer / dryer shelf
- Wire ventilated closet shelving
- Metal floor mount doorstops (shipped loose)
- Furnace and Water Heater Compartment:
 - A. Standard (without furnace and water heater) finished drywall
 - B. Optional furnace and water heater – unfinished drywall

Standard Kitchen / Baths

- Square raised panel hardwood cabinet doors
- Hardwood cabinet stiles and rail members
- Metal ball bearing roller guides drawer system
- One piece post Form rolled countertops with seamless backsplash
- Drawer over door cabinet construction
- Coved/reverse bevel machined on top & bottom of door and drawers to serve as finger pulls
- Adjustable shelves overhead cabinets
- Center shelf base cabinets
- Decorative shelf over refrigerator
- Adjustable hidden cabinet door hinges
- Fully lined base and overhead cabinets
- Crown molding overhead kitchen cabinets
- Full 30" high overhead cabinets
- Full 24" deep base cabinets
- Brushed Nickel single lever, pull out sprayer – Kitchen Faucet
- 33" x 22" x 8" deep bowl(s) stainless steel sink – Kitchen
- 36" wide refrigerator opening
- 30" power vent and lighted range hood
- 24" dishwasher opening and plumbed / no cabinet
- 30-1/2" Range opening
- Polished edge residential mirror above lavatories
- Elongated commodes in all baths
- Brushed Nickel single lever- Bath Faucets
- Acrylic sinks throughout
- Drawer bank master bath (most floor plans)

*R-value may vary due to compression

* Due to our dedication to constant product improvement, all prices, design and specifications are subject to change without prior notice.