



EXTERIOR / STRUCTURE



- Architectural asphalt shingles
- Fiber cement siding
- Wood soffit, fascia, and columns
- Wood bead-board porch soffit
- Prefinished aluminum gutters
- Concrete driveway and walk
- Sod and pine straw ground cover
- Foundation plantings
- Single hung vinyl windows with screen and tilt-in lower sash
- Insulated fiberglass entry door
- Steel garage door with opener
- Crawl space foundation with brushed mortar coating; 4 block
- 2x4 Exterior wall with OSB sheathing
- Advantech OSB sub floor
- Solid wood floor joists and girders
- Engineered roof trusses

ENERGY EFFICIENCY



- Low-E glass windows
- Moisture barrier house wrap
- Sealed wall penetrations & plates
- R-38 Blown ceiling
- R-15 ball wall insulation
- 15 SEER high-efficient heat pump
- Sealed, insulated HVAC ducts
- 40 Gallon, high efficiency electric water heater
- Low flow faucets and toilets
- CFL & LED lighting fixtures

INTERIOR / FLOORING



- Smooth finish drywall walls and ceiling; including Garage
- Tile Flooring at Bathrooms
- Carpet flooring at Bedrooms and Closets
- Engineered hardwood flooring at public areas and Laundry
- Raised / Vaulted ceiling (per plan)
- Sherwin-Williams paint, flat sheen at walls and ceilings; semi-gloss sheen at millwork and doors
- Schlage lever style door hardware
- Ventilated, vinyl coated wire shelving in closets and pantry
- Two-panel hollow core interior doors with painted 3 1/4" casing and 4 1/4" baseboards
- Vent-free gas fireplace with logs

ELECTRIC / LIGHTING



- 200 Amp electric service with breaker box
- Recessed light fixtures throughout; Wall mounted sconce at Vanities
- Exterior flood light at front and back of house
- Smoke/carbon monoxide detectors (per code)

KITCHEN / BATH



- Merilatt Shaker-style Birch wood cabinets; dove-tail drawers; soft closet doors & drawers; crown and light-rail mouldings
- Granite Kitchen
- Single-bowl stainless steel, undermount Kitchen sink; 8" depth
- Moen Kitchen faucet with pull-down handle
- Tile Kitchen backsplash
- G.E. gas range; Slide-in style
- G.E. dishwasher
- Electric, non-venting, over-the-range microwave / hood
- 1/3 HP Kitchen garbage disposal
- Cultured marble vanity countertops with integrated bowl
- Plate glass mirrors at all vanities
- Tile shower and tub/shower surrounds with fiberglass base
- Chrome towel bars and bath accessories

SITE / ADMINISTRATION



- On-site initial lot assessment
- Building and site plans
- Building permit(s)
- Septic / Sewer allowance
- Customer selection meeting
- Pre-construction Kick-Off meeting
- Pre-Drywall Meetings
- New Home Presentation Meeting
- Warranty – 1 / 2 / 10 year

Specific features may vary. Photos are representative. Stated square footage and dimensions may vary in actual construction. We reserve the right to substitute equipment, material, and brands with items of equal or greater value at our sole discretion. Floor plans are copyrighted property of TL Hardin Group LLC.

