



## STANDARD FEATURES



### 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
- Slab foundation w/brick veneer
- 2x4 Exterior wall with OSB sheathing
- Engineered roof trusses



### INTERIOR / FLOORING

- Smooth finish drywall walls and ceiling; including garage
- Tile flooring at bathrooms & laundry
- 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
- Four-panel hollow core interior doors with painted 3 ¼" casing and 4 ¼" baseboards
- Vent-free gas fireplace with logs
- Shiplap fireplace surround w/stained wood mantle



### KITCHEN / BATH

- Merillat shaker cabinets; dove-tail drawers; soft close doors and drawers; crown and light-rail
- Granite kitchen countertops
- Single-bowl stainless steel, undermount kitchen sink w/ disposal
- Delta kitchen faucet; pull-down handle
- Tile kitchen backsplash
- GE gas range; slide-in
- GE dishwasher
- GE non-venting, over-the-range microwave/hood
- Wood shelves at pantry
- Granite vanity countertops, porcelain undermount sink
- Framed mirrors at vanities
- Tile shower/tub surrounds
- Chrome bath accessories



### ELECTRIC / LIGHTING

- 200 Amp electric service with breaker box
- LED Canless downlight
- Pendants at kitchen island
- Ceiling fans at great room and bedrooms
- Wall mounted sconce at vanities
- Exterior flood light at front and back of house
- Smoke and carbon monoxide detectors (as required)



### ENERGY EFFICIENCY

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



### SITE / ADMINISTRATION

- On-site initial lot assessment \*
- Building and site plans \*
- Building permit(s) \*
- Utilities allowance \*
- Customer selection meeting \*
- Pre-Construction kick-off meeting \*
- Pre-Drywall meeting \*
- New home presentation meeting
- Warranty 1 / 2 / 10 year

\* Not required for all projects;  
See TL Hardin representative for details

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