



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 joist and girders
- Engineered roof trusses



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
- Shiplap fireplace surround w/stained wood mantle



KITCHEN / BATH

- Merilatt shaker cabinets; dove-tail drawers; soft close doors and drawers; crown and light-rail
- Granite kitchen countertops
- Single-bowl stainless steel, undermount kitchen sink
- Delta kitchen faucet; pull-down handle
- Tile kitchen backsplash
- GE gas range; slide-in
- GE dishwasher
- Electric, non-venting, over-the-range microwave/hood
- 1/3 HP kitchen garbage disposal
- Cultured marble vanity countertops
- Plate glass mirrors at vanities
- Tile shower/tub surrounds
- Chrome towel bars and bath accessories



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 and carbon monoxide detectors (per code)



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



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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