

Included Features

TILSON
CUSTOM HOME BUILDERS

Foundation

- Site specific geotechnical investigation
- Engineer designed, slab on grade
- Third-party inspected prior to placement and tensioning

Framing

- Full OSB wrap on all exterior walls
- Radiant barrier roof decking*
- Termite and rot resistant treated sill plates
- Bora-Care® termite treatment
- Sill plates anchored to foundation
- 2 x 4 stud grade studs 16" on center
- 2 x 6 rafters and joists 19.2" on center
- Engineered wood products used in plans with long open spans

Exterior (combination varies by design selected)

- Stone: Full size, natural stone
- Stucco
- Brick: Wide selection of 100% American-made brick
- Siding: Fiber cement HardiePlank®, HardiePanel® and HardieShingle® siding
- Exterior trim and fascia: HardieTrim® system
- Soffit: HardieSoffit® vented soffit panels

Exterior Doors

- Energy efficient fiberglass exterior doors
- Mahogany or knotty alder front door included for some plans

Windows

- Limited lifetime warranty
- Low-E high performance insulated glass
- American-made, energy efficient vinyl frames
- Tempered glass where required by building code
- Screens for operable windows

Roofing

- Owens Corning® architectural composition shingles
- Limited lifetime manufacturer's warranty
- Synthetic roof underlayment
- Galvanized drip edge

Insulation

- R-15 wall insulation*
- R-38 attic insulation*
- R-22 insulation in sealed areas*
- Polycel
- Open cell spray foam insulation**
- Dehumidifier**

Attic Ventilation*

- Shingle-over ridge venting
- AirHawk® roof vents
- Continuously vented HardieSoffit®

Electrical

- NEC compliance verified by third party
- Total electric included. LP or natural gas piping available for additional charge
- Grounded circuits and ground fault interrupter (G.F.I.) outlets as required
- Arc-fault breakers on bedroom circuits
- Smoke/Carbon monoxide detectors hard wired, in series, with battery backup as required

Lighting

- Ceiling fans in all bedrooms and family room
- Decorator light fixtures

HVAC

- Lennox® 15 SEER matched system
- Designed and inspected by third party
- Scroll technology compressor
- 5-year compressor warranty
- 20-year heat exchange unit warranty
- Fresh air intake system
- Return air vents in all bedrooms
- Interior air exhaust systems
- Media filter
- Programmable thermostat(s)

Interior Finish & Trim

- Sherwin-Williams® paint
- Texture finish
- 1/2" gypsum wallboard
- Rounded corners
- Hollow core, molded interior doors in many styles

Bathrooms

- Granite countertops with undermount lavatories
- Ceramic tile tub and shower surrounds
- All wood face frame cabinets, concealed hinges
- Installed vanity mirrors

Plumbing

- Delta® Woodhurst faucets
- Kohler®/Sterling® tubs, toilets, & pedestal sinks
- Minimum 40-gallon quick recovery water heater
- Single lever "anti-scald" valves at all showers
- Cross-linked polyethylene (PEX) water piping

Flooring

- Choice of ceramic tile or vinyl plank flooring in foyer, kitchen, utility room and all bathrooms
- Carpet in all other areas
 - Green Smart® polyester yarns
 - 5 lb 3/8" re-bond pad
 - 10-year quality assurance
 - Stain and soil resistance qualities

Kitchen Countertops and Cabinets

- Granite countertops with ceramic tile back splash
- Full extension drawer guides
- Adjustable shelving in upper cabinets
- 42" upper cabinets
- All wood face frame cabinets
- Undermount stainless steel sink

Kitchen Appliances

- Stainless steel Frigidaire range with self-cleaning oven
- Stainless steel Frigidaire® dishwasher
- Stainless steel Frigidaire® microwave
- Vent hood with 2 speed fan, cook top light

*Climate Zone 2

**Climate Zone 3

Tilson continuously improves home designs and reserves the right to modify home features and specifications without notice or obligation. Tilson included features may vary by home design or location. Contact a Tilson Design Consultant for details.

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