

Standard Features

TILSON
CUSTOM HOME BUILDERS

Foundation

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

Framing

- 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
- 1 x 4 diagonal bracing cut into studs or oriented strand board corner bracing*
- Laminated beams used in plans with long open spans
- Fiber cement HardieTrim® exterior trim and fascia system
- Fiber cement HardieSoft® vented soffit panels
- Fiber cement HardiePlank®, HardiePanel® and HardieShingle® siding (where applicable)
- Full OSB wrap on all exterior walls
- Radiant Barrier Roof Decking

Windows

- Low-E high performance insulated glass
- Divided-light vinyl frames with tilt-out sashes**
- Tempered glass where required by building code
- Screens for operable windows
- Limited lifetime warranty

Masonry

- 100% American-made brick**
- Wide selection
- Natural stone**
- Stucco**
- Stone/Stucco/Brick combinations**

Roofing

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

Doors

- Energy efficient fiberglass exterior door(s)
- Mahogany or knotty alder front door**

Insulation****

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

Attic Ventilation**/*****

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

Electrical

- NEC compliance verified by third party
- Total electric – LP or natural gas piping available***
- 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
- Decorator light fixtures

HVAC

- Minimum 15 SEER matched system
- Designed and inspected by third party
- Scroll technology compressor
- 10-year compressor warranty
- 20-year heat exchange unit warranty
- Fresh air intake system
- Interior air exhaust systems
- Media filter
- Programmable thermostat(s)

Interior Finish

- 1/2" gypsum wallboard
- Rounded corners**
- Texture finish
- Behr® paint
- Crown molding in foyer and family room

Baths

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

Plumbing

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

Flooring

- Ceramic tile or pre-finished wood (varies by plan and room)**

Carpet

- Green Smart® polyester yarns
- 5 lb 3/8" re-bond pad
- 10-year quality assurance
- Stain and soil resistance qualities

Kitchen

- Frigidaire® or Electrolux® range with self-cleaning oven**
- Frigidaire® or Electrolux® dishwasher***
- Frigidaire® or Electrolux® microwave
- Vent hood with 2 speed fan, cook top light**
- Stainless steel appliances
- All wood front cabinets, concealed hinges, adjustable shelving in upper cabinets
- Full extension drawer guides
- Granite countertops with ceramic tile back splash**
- Undermount stainless steel sink

* As required by building codes

** Varies by plan

*** Additional charges apply

**** Varies by location