

T.B.L.

STANDARD CONSTRUCTION FEATURES:

T.B.L. custom builds and prices each home to your plans and specifications. The following is our standard for base pricing in CC. Not all features may apply to your plans, please refer to your contract specifications for detailed specifics for your home.

Below Grade:	Full Basement w/ 9' Walls Basement Bath Rough-In Foundation Wall Insulation Sump Pump & Drain Tile Throughout Walk-Out / Look-Out Basement Design (Per Plan) Radiant Heat (Per Plan)	Plumbing:	Sump Pump / Ejector Pump Copper Plumbing 75 Gallon Hot Water Heater Shut Offs on all Plumbing Fixtures 2 Exterior Frost Proof Water Faucets Kohler &/or American Standard Plumbing Moen Faucets
Waterproofing:	Multi-Ply Fiberglass <u>Water</u> -proofing	Electrical:	200 Amp Service Panel Lighting Fixture Allowance Smoke & Carbon Monoxide Detectors Ceiling Outlets in all Bedrooms Outlets on Each Garage Wall & 2 Outside
Interior:	3/4" Tongue & Groove Sub-Flooring Glued & Nailed Drywall Glued & Screwed	Heating & Cooling:	High Efficiency Furnace(s) Air Conditioning Programmable Thermostat(s) Boiler for Radiant (Per Plan)
Roofing:	Owens Corning 30-Year Architectural Shingles 15 # Roofing Shingle Felt Ice & Water - Gutter Edge & All Roof Valleys	Utility:	Dryer Vent & Gas Line Hook-Up Custom Cabinets (Per Plan) Granite Tops with Stainless Undermount Sink Tile Floor
Windows & Doors:	Pella Alum Clad Insulated Casement Windows / Screens Front Door Allowance with Deadbolts 8' Tall Insulated Steel Garage Doors Sliding Patio Door (Per Plan)	Finish:	Painted Trim: 3.5" Casing, 5.25" Base Painted Doors: 2 Panel Arch Top (Per Plan) Hardwood Floors or Tile Floors (Per Plan) Masonry Fireplace or Direct Vent (Per Plan) Custom Oak w/ Iron Spindle Staircase (Per Plan) Carpeting Allowance Finish Paint (5 colors) Custom Metal Closet Shelving Finished Garage - (Taped, Insulated, & Painted) Custom Trimwork (Per Plan)
Insulation:	Tyvek House Wrap / Sill Sealer 2 x 6 Exterior Wall Construction Insulation: R-21 Blown Walls, R-49 Blown Ceilings R-13 in 2 x 4 Garage Walls (Per Plan)	Baths:	Freestanding Tub & Shower in Master Bath (Per Plan) Custom Vanity(s) w/ Granite Tops Mirror / Shower Door Package (Per Plan) Tile Floors, Tub, & Shower Wall Areas Exhaust Fans
Exterior:	Brickwork / Stonework (Per Plan) Address Stone LP Siding (Per Plan) Aluminum Facia, Soffit, Gutters, & Downspouts Copper Flashing	Options:	Landscape, Sprinkler, Patio Package Other Options Available Upon Request
Yard:	Concrete Driveway, Approach, and Stoop Lots Rough Finish Grade (Black Dirt Included)		
Kitchen/ Dinette:	Custom Cabinets (Per Plan) Granite Counter Tops Stainless Steel or Blanco Under Mount Sink Hardwood Floors Tile Backsplash (Per Plan) Recessed Cans (Per Plan) Appliance Package or Allowance: (Per Plan) Refrigerator, Dishwasher, Cooktop, Oven / Microwave		

Take note that when reviewing any Builder's "Standard" features, it is important to get all the specifics and compare the other details as well. TBL quotes all our homes not only including conditions for a specific lot in mind, but we also include: Engineering and Architectural Coordination, and All CC Permit Fees. (Typically a 10 to \$15,000 cost that needs to be verified if included)

PLEASE ASK FOR MORE OPTIONS REGARDING YOUR CUSTOM HOME