

# 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.*

<b>Below Grade:</b>	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 Tubing for Basement & Garage (Per Plan)	<b>Plumbing:</b>	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
<b>Waterproofing:</b>	Multi-Ply Fiberglass <u>Water</u> -proofing	<b>Electrical:</b>	200 Amp Service Panel Lighting Fixture Allowance Smoke & Carbon Monoxide Detectors Ceiling Outlets in all Bedrooms Garage Wall Outlets / 2 Outside
<b>Interior:</b>	3/4" AdvanTech Sub-Flooring Glued & Nailed Drywall Glued & Screwed	<b>Heating &amp; Cooling:</b>	High Efficiency Furnace(s) Air Conditioning Humidifier(s) & Programmable Thermostat(s) Boiler or Wall Mount to Complete Radiant (Per Plan)
<b>Roofing:</b>	Owens Corning 30-Year Architectural Shingles 15 # Roofing Shingle Felt Ice & Water - Gutter Edge & All Roof Valleys	<b>Utility:</b>	Dryer Vent & Gas Line Hook-Up Custom Cabinets (Per Plan) Quartz Tops with Stainless Undermount Sink Tile Floor
<b>Windows &amp; Doors:</b>	Pella Alum Clad Insulated Casement Windows / Screens Front Door Allowance with Deadbolt 8' Tall Insulated Steel Garage Doors Sliding Patio Door (Per Plan)	<b>Finish:</b>	Painted Trim: 3.5" Casing, 5.25" Base (Per Plan) Painted Doors: 2 Panel Solid Core (Per Plan) Hardwood Floors or Tile Floors (Per Plan) Direct Vent Fireplace (Per Plan) Custom Oak w/ Iron Spindle Staircase (Per Plan) Carpeting Allowance Finish Paint (5 colors) Closet Shelving Allowance (Metal or Laminate Per Plan) Finished Garage - (Taped, Insulated, & Painted) Custom Trimwork (Per Plan)
<b>Insulation:</b>	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)	<b>Baths:</b>	Freestanding Tub & Shower in Master Bath (Per Plan) Custom Vanity(s) w/ Quartz Tops (Per Plan) Mirror / Shower Door Package (Per Plan) Tile Floors, Tub, & Shower Wall Areas Exhaust Fans
<b>Exterior:</b>	Brickwork / Stonework (Per Plan) Address Stone LP Siding (Per Plan) Aluminum Facia, Soffit, Gutters, & Downspouts Copper Flashing	<b>Options:</b>	Landscape, Sprinkler, Patio Package Other Options Available Upon Request (See Model Details)
<b>Yard:</b>	Concrete Driveway, Approach, and Stoop Lots Rough Finish Grade (Black Dirt Included)		
<b>Kitchen/ Dinette:</b>	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 **INCLUDING** conditions for a **SPECIFIC LOT** in mind, but we also include **ENGINEERING, ARCHITECT PLANS, HOA/ARC Coordination, and All Village and CC PERMIT FEES.** (Typically a \$25,000+ cost that needs verification IF others are including)

**PLEASE REVIEW OUR CURRENT MODEL SPECS FOR MORE DETAILS & OPTIONS AVAILABLE**