

# Tilson Standard Features – Central Texas Region

## Foundation

- Engineer designed, slab on grade.

## Framing

- Termite and rot resistant treated toe plates.
- Toe plates anchored to foundation.
- 2 x 4 stud grade studs minimum 16" on center.
- 2 x 6 rafters and joists minimum 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.
- James Hardy® exterior trim and fascia systems.
- James Hardy® vented soffit panels.
- James Hardy® Siding (where applicable).
- Green-Guard® Raindrop Housewrap
- Full OSB wrap @ all exterior walls
- Tech-Shield radiant heat barrier

## Doors

- Scratch & Dent resistant fiberglass exterior door(s).

## Windows

- Low-E high performance insulated glass.
- White, divided-light vinyl frames with tilt-out sashes. \*\*
- Tempered glass where required by building code.
- Screens for operable windows.

## Brick

- 100% American made.
- No seconds.
- Wide selection.

## Interior Finish

- 1/2" gypsum wallboard.
- Nailed corner bead.
- Texture finish.
- Various color selections.

## Insulation

- R-13 wall insulation.
- R-38 attic insulation.
- R-19 insulation @ sealed areas.
- 2-stage polycel

## Roofing

- Owens Corning Duration® composition shingles.
- 30-year manufacturer's warranty.
- Metal eave strip.
- PermaFelt® underlayment

## Attic Ventilation

- Shingle-over ridge venting.
- Air Hawk® roof vents. \*\*
- Continuous soffit vents.

## Electrical

- National Electrical Code compliant.
- Grounded circuits and ground fault interrupter (G.F.I.) outlets as required.
- Arc-fault breakers on bedroom circuits.
- Smoke detectors hard wired, in series, with battery backup as required.
- Decorator light fixtures.

## HVAC

- Trane®, 14 S.E.E.R. system.
- Scroll technology compressor.
- 10-year compressor warranty.
- 20-year heat exchange unit warranty.
- Honeywell Fresh Air Ventilation System.
- Interior air exhaust systems
- Media filter
- Programmable thermostat(s)

## Plumbing

- Minimum 40-gallon quick recovery water heater.
- Single lever "anti-scald" valves at all showers.
- "A" grade plumbing fixtures.
- Cross-linked polyethylene water piping.
- Delta® chrome plated faucets.

## Flooring

- Armstrong® or Mannington® no-wax sheet vinyl.
- Vinyl standard in kitchen and secondary bath(s). \*\*

## Carpet

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

## Kitchen

- Whirlpool® range with continuous clean or self cleaning oven.
- Whirlpool® dishwasher
- Whirlpool® vent hood with 2 speed fan, cook top light.
- Furniture finished oak-front cabinets, concealed hinges, adjustable shelving in upper cabinets.
- Laminated countertops with coved back splash.
- White, almond or stainless steel sink.

## Baths

- Furniture finished oak-front cabinets, concealed hinges.
- Durable easy to clean vanities.
- Installed vanity mirrors.

\* As required by building codes

\*\* Varies by plan



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

