

Tilson Standard Features – Coastal Series

Foundation

- Engineer designed piling foundation with finish floor 48" above existing natural grade.

Framing

- 2 x 4 stud grade studs minimum 16" on center.
- 2 x 6 rafters and joists minimum 19.2" on center.
- 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 @ selected locations.
- Screens for operable windows.

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 floor insulation.
- R-19 insulation @ sealed areas.
- 2-stage polycel

Roofing

- GAF Natural Shadow® laminated composition shingles.
- 30-year manufacturer's warranty.
- Metal eave strip.

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.
- Fresh air intakes.
- Interior air exhaust systems.
- Fresh Air Ventilator.
- 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® 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.
- Laminate 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.

** Varies by plan and locale – Note: Windstorm areas include compliant windows .Please ask for details.

