



STANDARD AMENITIES AT TALLGRASS

ENERGY EFFICIENCY/QUALITY

CONSTRUCTION FEATURES

- Energy Efficient Premium Double-Paneled Vinyl Windows with Tilt-In Bottom Sash for easy cleaning
- Top Rated Rheem, Trane or Equal 13 Seer Air Conditioning System
- Energy Efficient R-15 Wall Insulation, R-38 Ceiling Insulation
- Energy Efficient Gas 50 Gallon Hot Water Tank
- Expanded Foam Sealant on all Exterior Wall Plates
- Engineered Post Tension Foundation System
- Engineered 2nd Floor Trusses on 1-1/2 Plans
- 2X4's on 16" Center for Walls, 2X6 on 16" Center Where Deemed Necessary

QUALITY EXTERIOR FEATURES

- 30 Year Heritage II (or equal) Architectural Shingles
- Full Brick Exterior to First Floor Plate(Excluding Porches)
- Professionally Landscaped
- Approx. 10,000 SF of Bermuda Sod
- Guttering on Front of Home
- Two Frost Proof Exterior Faucets
- Two Exterior GFI Receptacles
- Insulated Fiberglass Entry Door
- Dead Bolts with Passage Knobs on all Entry Doors
- Termite Pre-Treatment Warranty
- Rebar in Concrete Driveway & Sidewalk
- Front & Rear Exterior Lighting
- Aerobic Septic System

*Toilet Accessories (i.e. towel bars, toilet paper holders, etc) are not included

QUALITY INTERIOR FEATURES

- Ceramic Floor Tile Entry, Kitchen, Utility & Bathrooms
- Oil Rubbed Bronze or Satin Nickel Lighting Fixtures
- Oil Rubbed Bronze or Satin Nickel Plumbing Fixtures
- Oil Rubbed Bronze or Satin Nickel Door Hardware (Knobs and Hinges)*
- Open Floor Plans w/Bullnose Archways in Main Living Area
- Direct Access from Master Closet to Utility (most plans)
- Vaulted Ceilings
- 3-1/4 Decorative "Cove Style" Trim in Main Living Areas & Hallway; 2-1/4" Elsewhere
- Recessed Can Lighting in Kitchen & Dining
- Designer Freeze Carpeting on Thick 8-lb. Pad
- Large Walk-In Closets with Shoe Racks (Most Plans)
- Ceiling Fans Included in Lighting Allowance for Family Room & Master Bedroom.
- Double Switches & Pre-wiring for Ceiling Fans in Living Room, all Bedrooms & Office (Where Applicable)
- White or Black "Frigidaire" Appliances with Built-in Vented Microwave & Dishwasher w/ "Quiet Pack" System (Refrigerator and Washer/Dryer is not incl.)
- One Base Interior Wall & Ceiling Color
- Pantry (Most Plans)
- Raised Vanity in Master Bath
- Cultured Marble Bathroom Vanities with Integrated Sinks & Upgraded Ogee Edge (Where Possible)
- Separate Laundry Room with Cabinet & Hanging Bar (Most Plans)
- Phone & Cable in Living & Master Bedroom
- Custom Built "Raised Panel" Doors with Hidden Hinges on all Cabinets
- Staggered Height Upper Cabinets in Kitchen
- **Knotty Alder** Cabinetry
- Gas at Kitchen Range and Electric for Clothes Dryer
- Pre-wire Exterior Doors for Security System
- Oversized, fiberglass oval tub/shower combo in master bath

Updated 02/15/2016 -SUBJECT TO CHANGE WITHOUT NOTICE
Information Deemed Reliable