



# pay less, get more

less price, more value



southernhomes™

2010 PRODUCT GUIDE

# WE WANT TO EARN A 10.

Let us first thank you for your interest in our homes. SE Homes has been committed to building quality houses since 1982, and these years of experience have taught us the value of a satisfied customer. SE Homes and your preferred Home Center are committed when it comes to your satisfaction. Allow us to give you a brief idea of why we say this...

Your home will be built in a controlled environment, inside our facility out of the weather. All building materials are stored and installed with these controls in place. We use name brand products such as General Electric, Shaw Carpets, Formica, Congoleum, Johns Manville, Georgia Pacific, Louisiana Pacific, Rheem just to name a few.

Let's talk about the "10". We know that a home purchase may be the largest purchase that you will ever make, and with that said, we want it to be a great experience! SE Homes strives for a perfect score of a "10", and through the process of your purchase we want you to keep this in mind. If for any reason there is a time when you cannot give us a "10" please let us know so we can rectify the situation. You will work closely with your home center, however, we supply each home with a toll free number to our customer service department, along with the serial number of your specific home. This information is located under the kitchen sink, on the inside of the cabinet door. We are here to assist you before and after the sale.

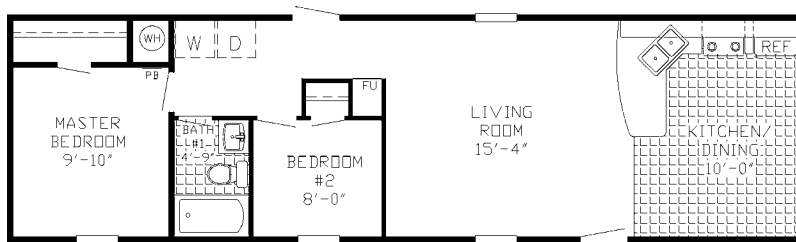
Let us know how we are doing! We will give you a courtesy call at approximately 90 days after closing and again at 180 days to measure how we are doing. These two calls are how we measure your customer experience. Obviously, our goal is to earn a "10" on these two surveys. If at any point of the process you would not be able to give us a "10", please give us an opportunity to earn it.

Again, thank you so very much for your interest in our homes! We know you will love your new home and our company as much as we do.



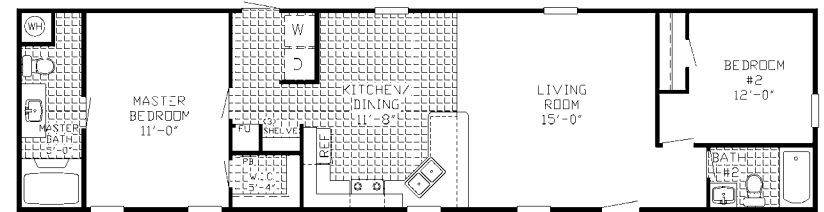
# the Heller

SX 105 :: 672 SQ FT :: 2 Bedrooms :: 1 Baths :: 14 x 48 (52)



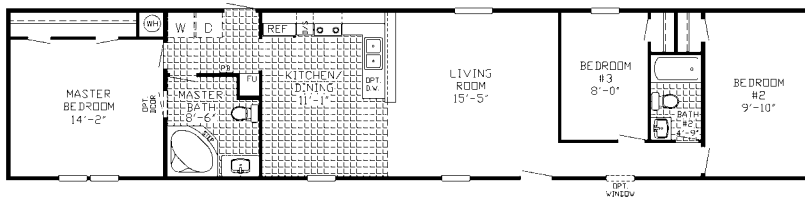
# the Ballant

SX 206 :: 960 SQ FT :: 2 Bedrooms :: 2 Baths :: 16 x 60 (64)



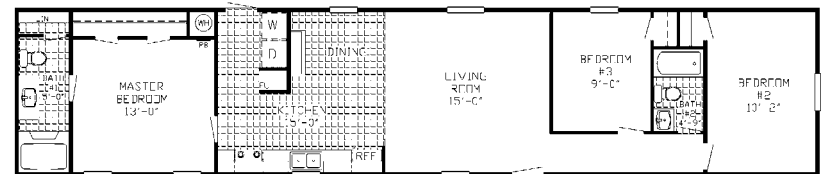
# the Bartram

SX 200 :: 1152 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 72 (76)



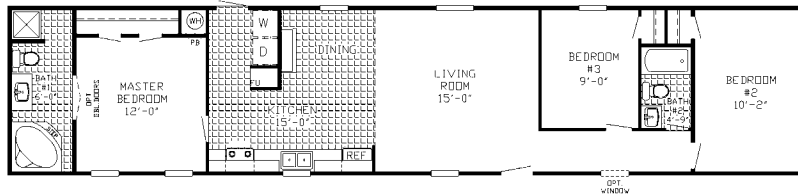
# the Benjamin

SX 201 :: 1152 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 72 (76)



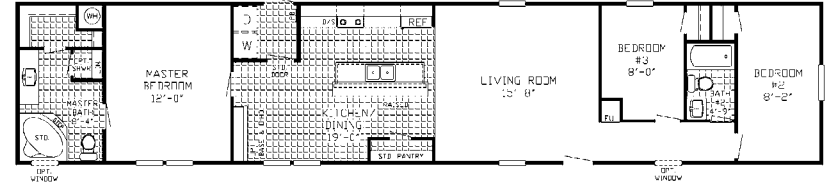
# the Sutherland

SX 202 :: 1152 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 72 (76)



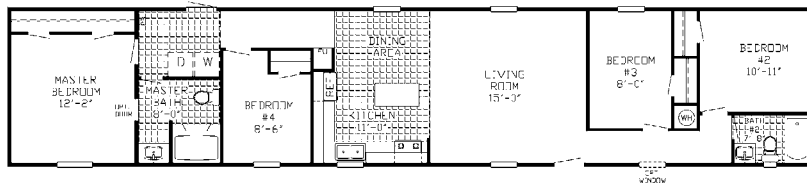
# the Dobson

SX 204 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 72 (76)



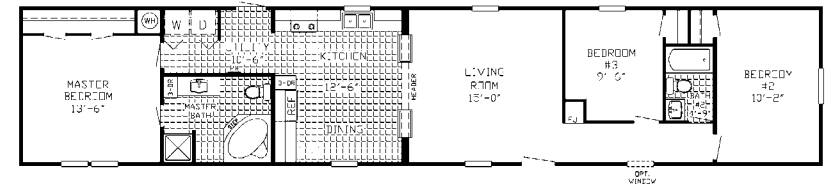
# the Creedmore

SX 207 :: 1216 SQ FT :: 4 Bedrooms :: 2 Baths :: 16 x 76 (80)



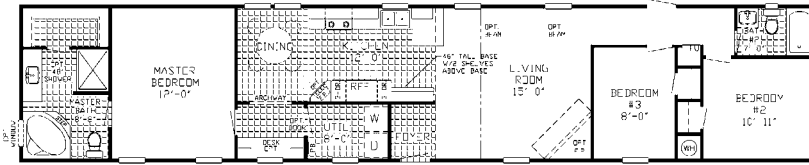
# the Dover

SX 208 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 76 (80)



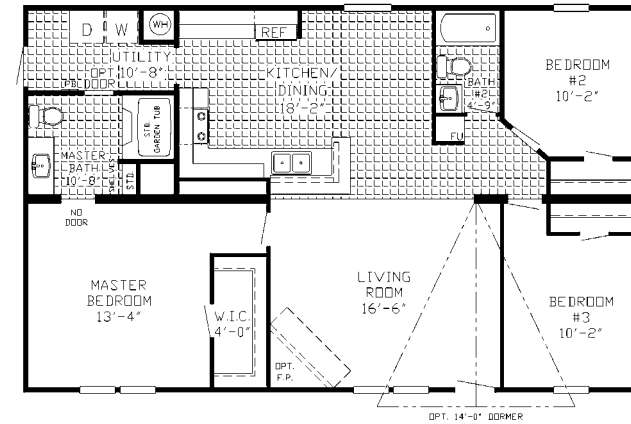
# the Hayworth

SX 210 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 x 76 (80)



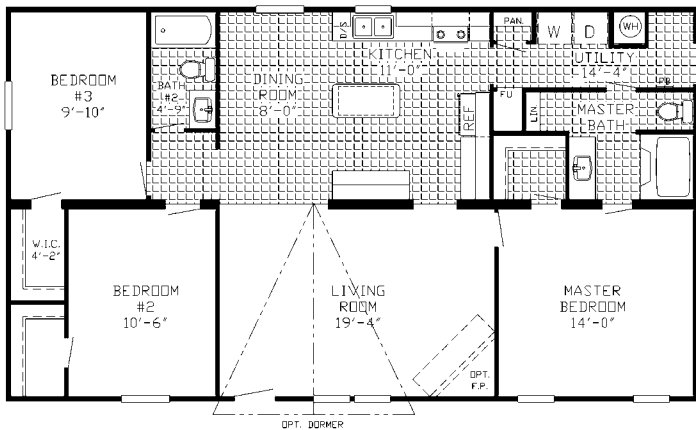
# the Harding

SX 304 :: 1232 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 x 44 (48)



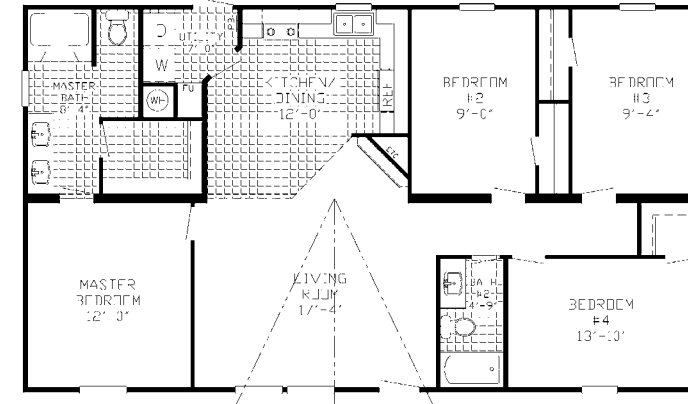
# the Bleiler

SX 300 :: 1344 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 x 48 (52)



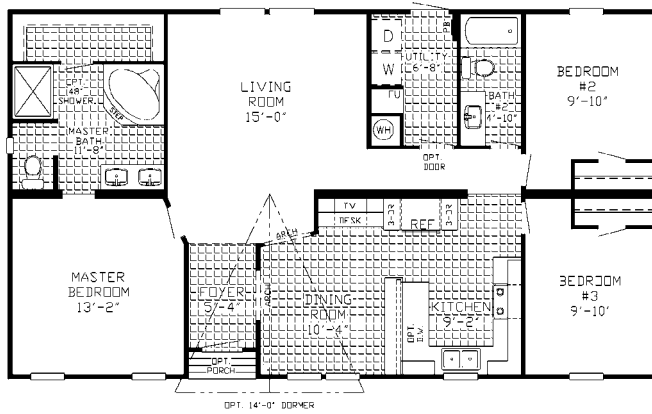
# the Linus

SX 317 :: 1344 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 x 48 (52)



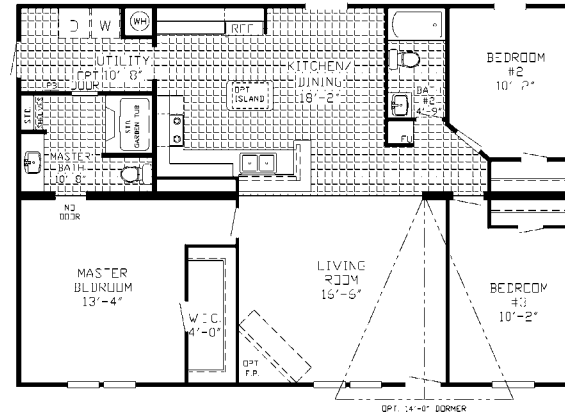
# the Giles

SX 319 :: 1344 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 x 48 (52)



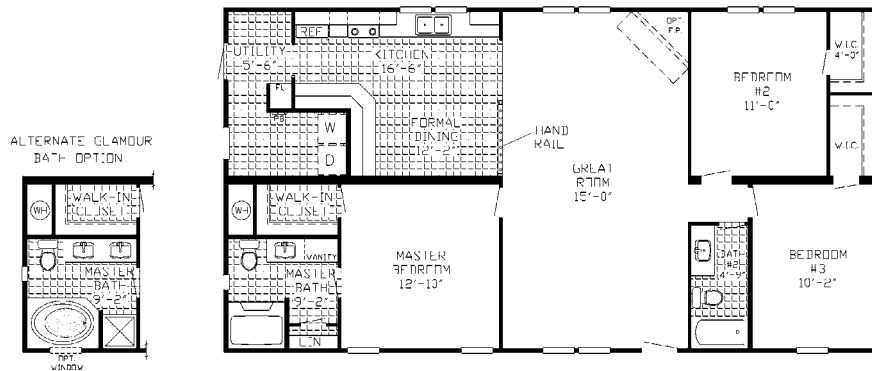
# the Bradshaw

SX 504 :: 1408 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 44 (48)



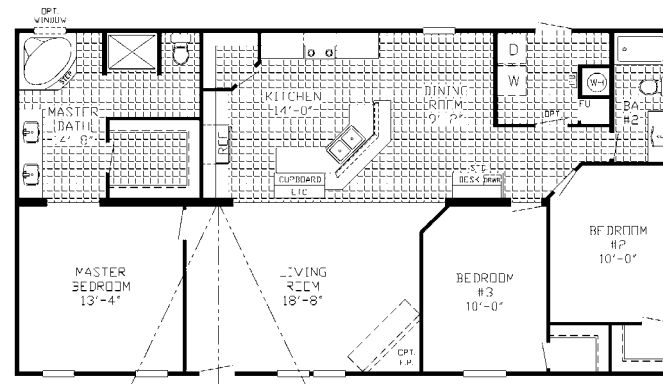
# the Newton

SX 308 :: 1456 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 52 (56)



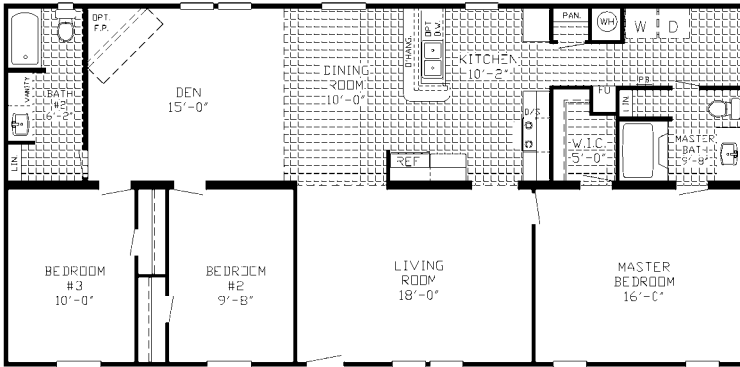
# the Davenport

SX 309 :: 1456 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 52 (56)



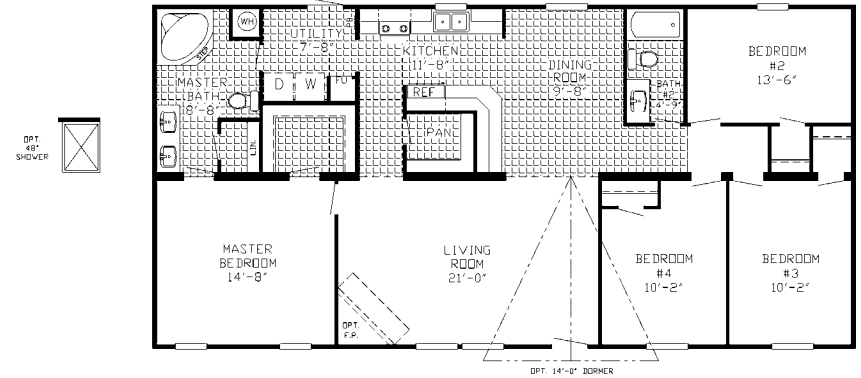
# the Tanner

SX 301 :: 1568 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 56 (60)



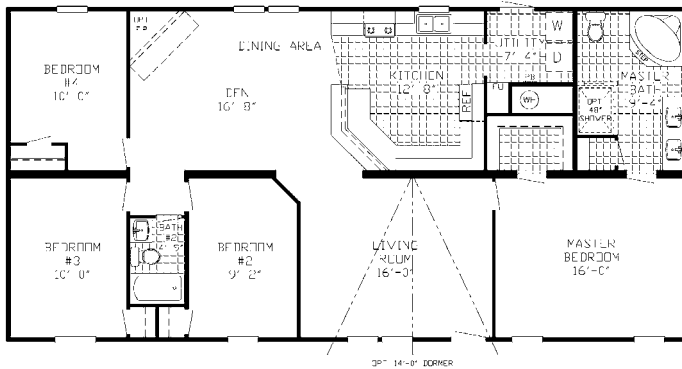
# the Keel

SX 302 :: 1568 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 56 (60)



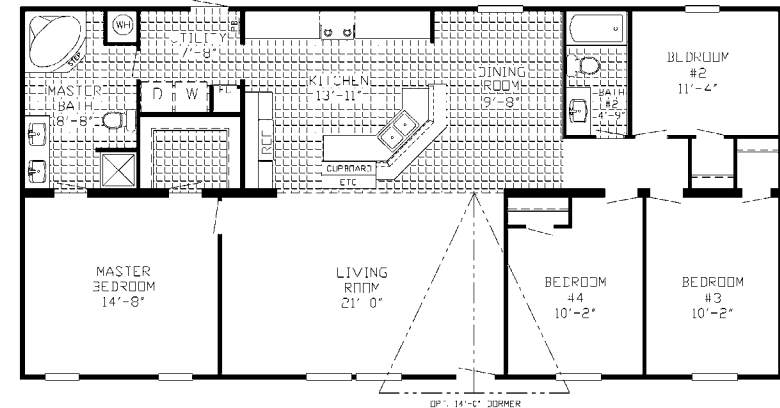
# the Burke

SX 307 :: 1568 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 56 (60)



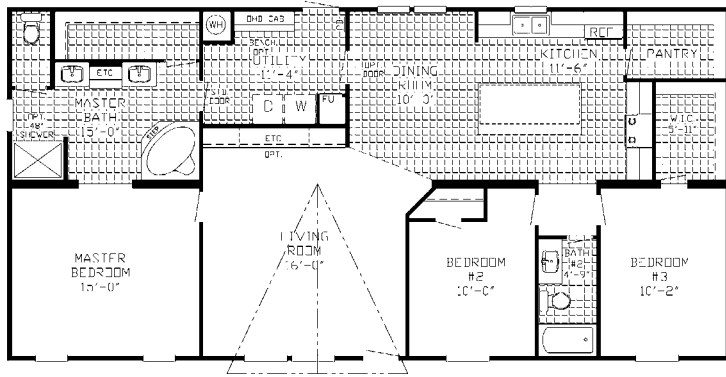
# the Carlyle

SX 312 :: 1568 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 56 (60)



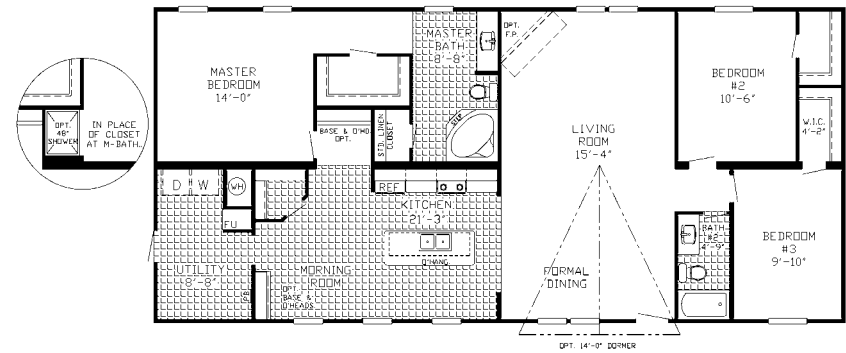
# the McLain

SX 320 :: 1568 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 56 (60)



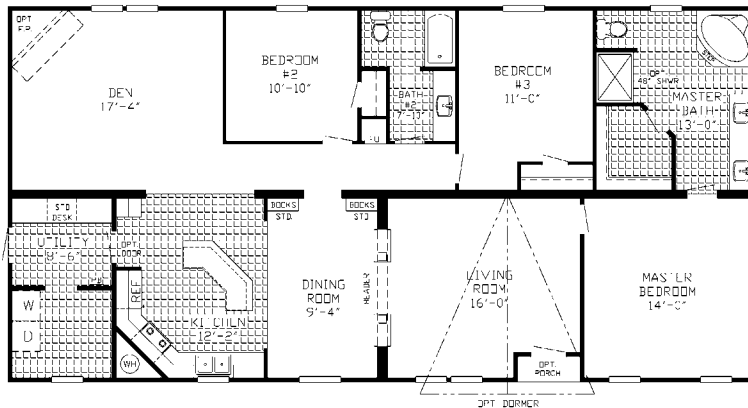
# the Armstead

SX 305 :: 1680 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 60 (64)



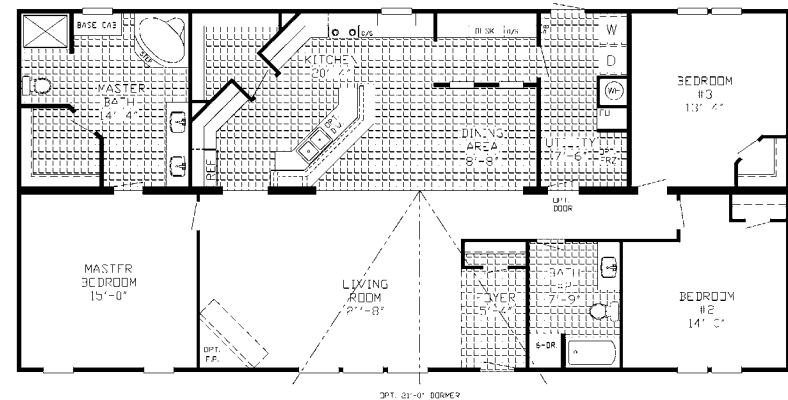
# the Redcliff

SX 511 :: 1920 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 60 (64)



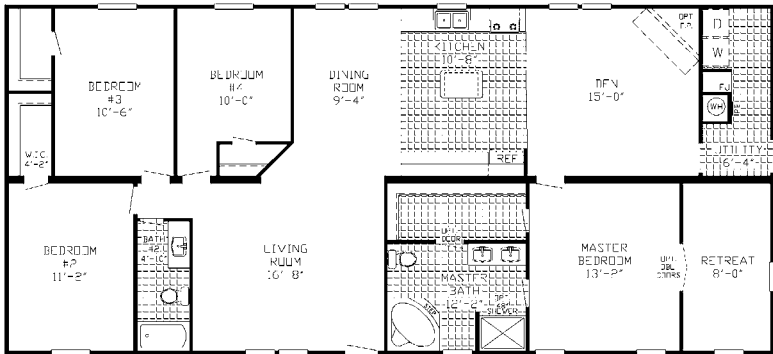
# the Bishop

SX 518 :: 2048 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 64 (68)



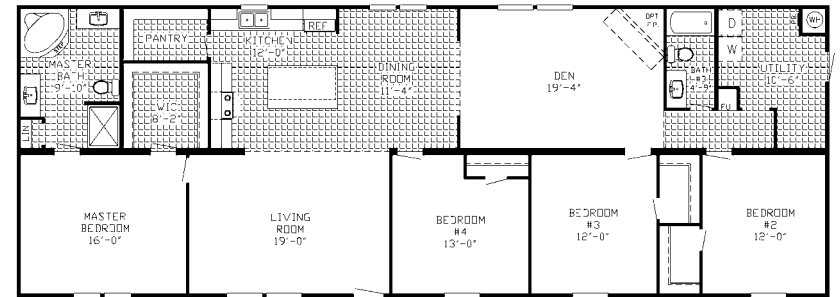
# the Thrumond

SX 510 :: 2112 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 66 (70)



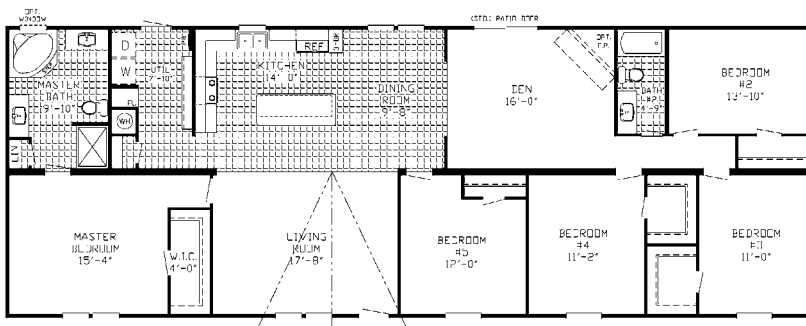
# the Shapiro

SX 303 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



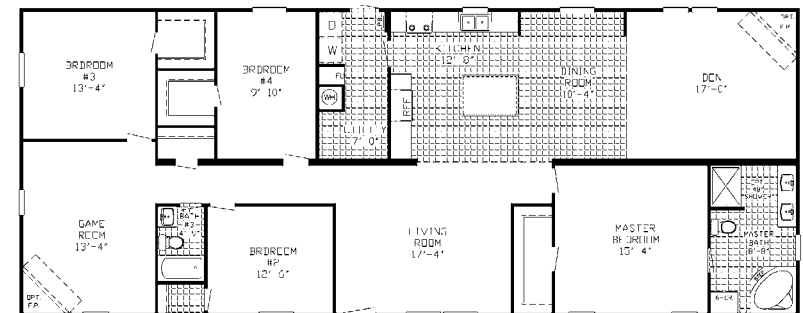
# the Creswell

SX 306 :: 2128 SQ FT :: 5 Bedrooms :: 2 Baths :: 28 X 76 (80)



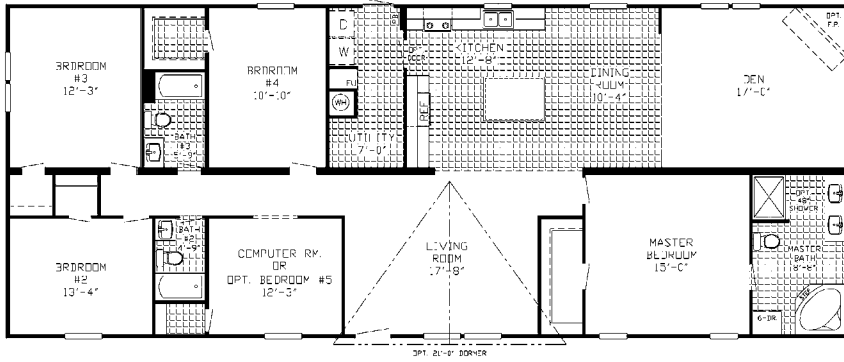
# the Donaghy

SX 508 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



# the Dempsey

SX 509 :: 2432 SQ FT :: 5 Bedrooms :: 3 Baths :: 32 x 76 (80)



## SX SINGLE STANDARD FEATURES

### KITCHEN

General Electric Appliances  
-18' Frost Free Refrigerator  
-30" Range  
Brushed Nickel Cabinet Pulls  
White-lined Overhead Cabinets  
Easy-Glide Drawer Guides  
"No Moss Maple" Cabinets (24" Overheads)  
"Toe Kicks" on All Base Cabinets

### EXTERIOR

Blank Front Door  
Blank Rear Door  
White Windows with Mulls  
Designer Exterior Metal Application  
Exterior Lights by All Doors  
Exterior Electrical Receptacle

### BATHS

Chrome Faucets  
"No Moss Maple" Cabinets in Baths with  
"Toe Kicks" on Base Cabinets  
Clip-on Mirrors  
Plastic Tubs (per print)  
Designer Linoleum in the Baths  
24" x 36" Bath Mirrors

### COSMETICS

"Mission Control" 13oz. Carpet  
Rebond Carpet Pad  
Designer Linoleum  
Paper-Covered Sheetrock  
White Interior Doors  
Standard Light Fixtures  
2" Flat Crown in Main Living Areas  
Closetmaid Shelving in Closets  
1" Mini Blinds Throughout

### CONSTRUCTION

Total Electric Home  
2" x 8" Floor Joists 16" O/C- 16' wide (3/4" OSB)  
OSB Floor Decking  
7' Sidewalls  
2" x 4" Exterior Walls 16" O/C  
Rafters 24" O/C  
11-11-14 Insulation  
"Sea Spray" Ceilings  
Wire / Plumb for Washer and Dryer  
Dryer Vent  
30 Gallon Water Heater  
Vault in LR, DR, and Kit.

## SX DOUBLE STANDARD FEATURES

### KITCHEN

General Electric Appliances  
-18' Frost Free Refrigerator  
-30" Range  
Brushed Nickel Cabinet Pulls  
White-lined Overhead Cabinets  
Mid-Shelves in Overhead Cabinets  
Easy-Glide Drawer Guides  
"No Moss Maple" Cabinets (24" Overheads)  
"Toe Kicks" on All Base Cabinets

### BATHS

"No Moss Maple" Cabinets in Baths  
with "Toe Kicks"  
Clip-On Mirrors  
Plastic Tubs (per print)  
Designer Linoleum in Baths  
24" x 36" Bath Mirrors

### EXTERIOR

Blank Front Door  
Blank Rear Door  
White Windows with Mulls  
Exterior Lights by All Doors  
Exterior Electrical Receptacle  
Vinyl Siding with OSB Backer  
And a Shingle Roof

### COSMETICS

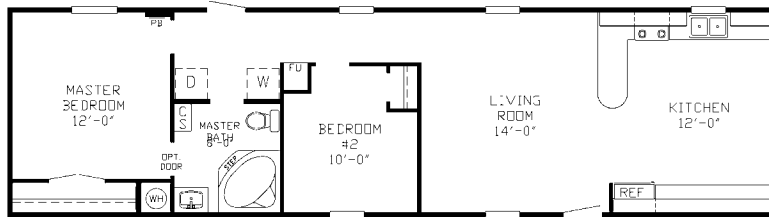
"Mission Control" 13oz Carpet  
Rebond Carpet Pad  
Paper-Covered Sheetrock  
White Interior Doors  
2" Flat Crown in Main Living Areas  
Closetmaid Shelving in Closets  
1" Mini Blinds Throughout

### CONSTRUCTION

Total Electric Home  
2" x 6" Floor Joists 24" O/C- 14' wide (3/4" OSB)  
2" x 8" Floor Joists 16" O/C- 16' wide (5/8" OSB)  
OSB Floor Decking  
7' Sidewalls  
2" x 4" Exterior Walls 16" O/C (Marriage 24" O.C.)  
Rafters 24" O/C  
11-11-14 Insulation  
"Sea Spray" Ceilings  
Wire / Plumb for Washer and Dryer  
Dryer Vent  
30 Gallon Water Heater  
Vault in LR, DR, and Kit.

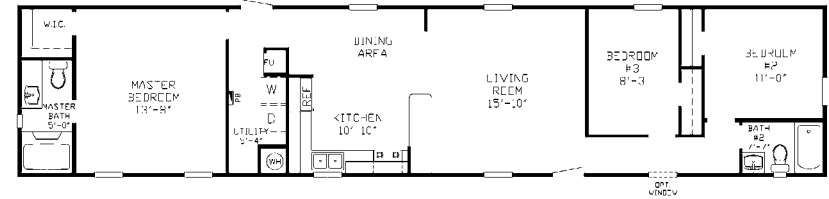
# the Segal

SS 4816 :: 896 SQ FT :: 2 Bedrooms :: 1 Baths :: 16 X 56 (60)



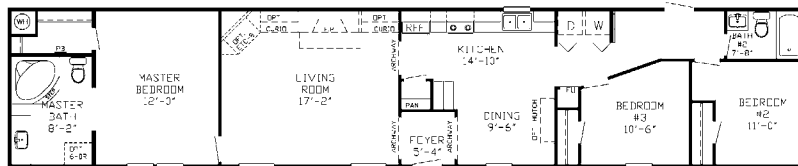
# the Sivley

SS 4822 :: 1152 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 72 (76)



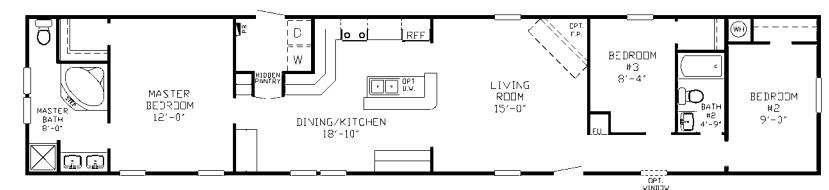
# the Aspen

SS 4812 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



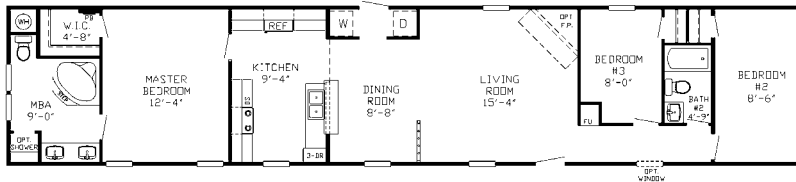
# the Johnson

SS 4839 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



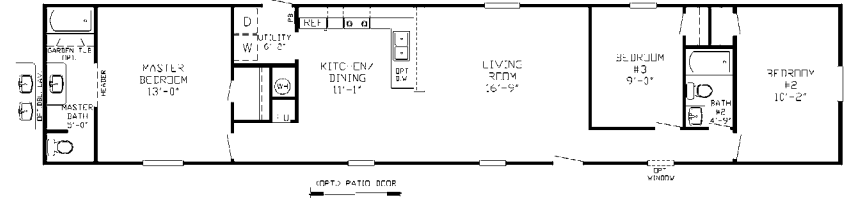
# the McCain

SS 4831 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



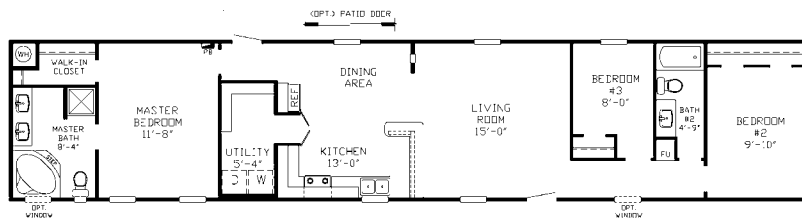
# the Sapphire

SS 4807 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



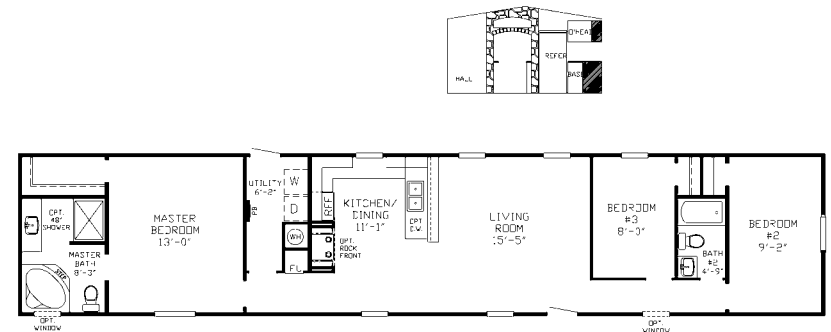
# the Tobak

SS 4818 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



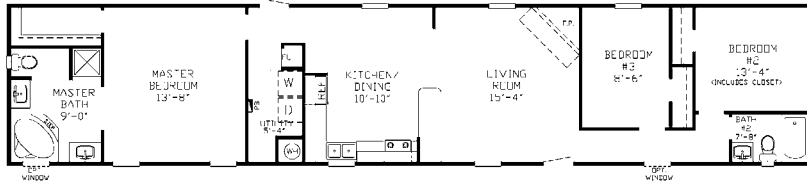
# the Witt

SS 4837 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



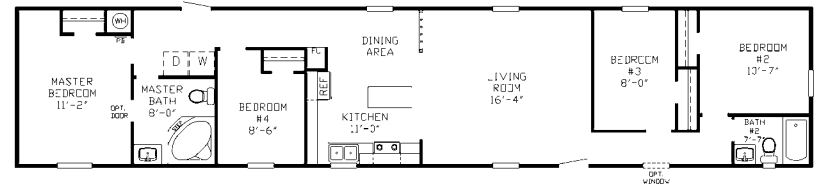
# the Ford

SS 4813 :: 1216 SQ FT :: 3 Bedrooms :: 2 Baths :: 16 X 76 (80)



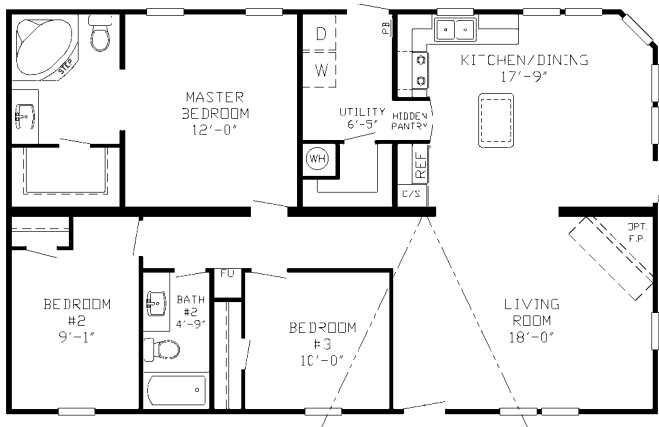
# the Shepherd

SS 4819 :: 1216 SQ FT :: 4 Bedrooms :: 2 Baths :: 16 X 76 (80)



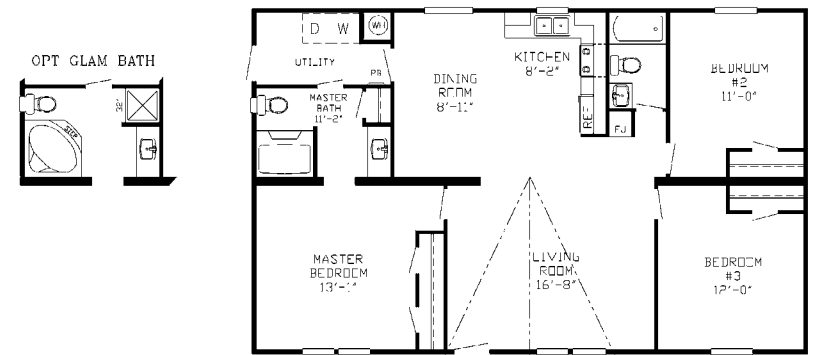
# the Olsen

SS 6824 :: 1232 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 44 (48)



# the Rinehart

SS 6865 :: 1232 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 44 (48)



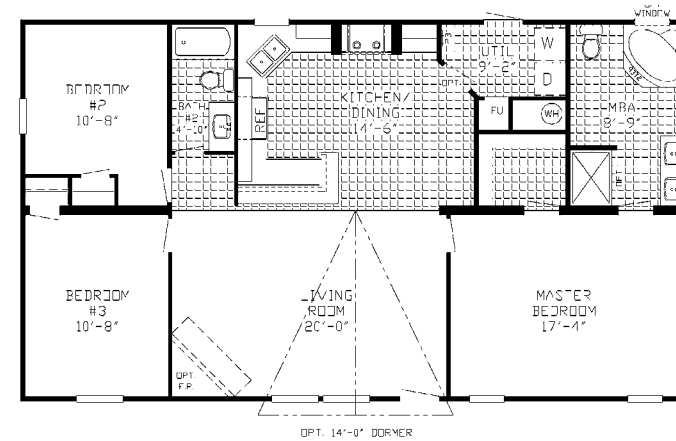
# the Hutson

SS 6837 :: 1344 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 48 (52)



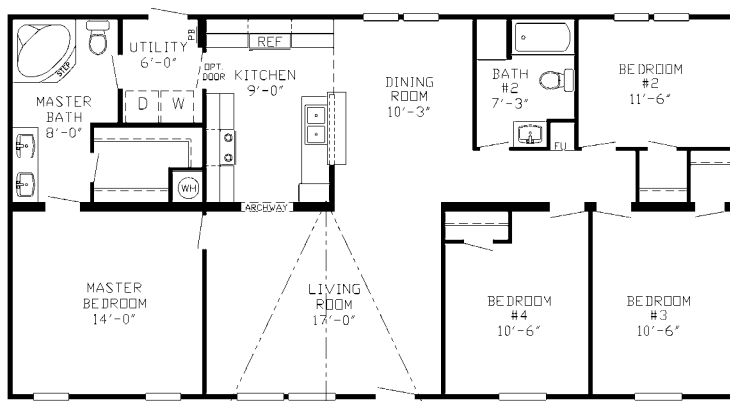
# the Dawson

NH 701 :: 1344 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 48 (52)



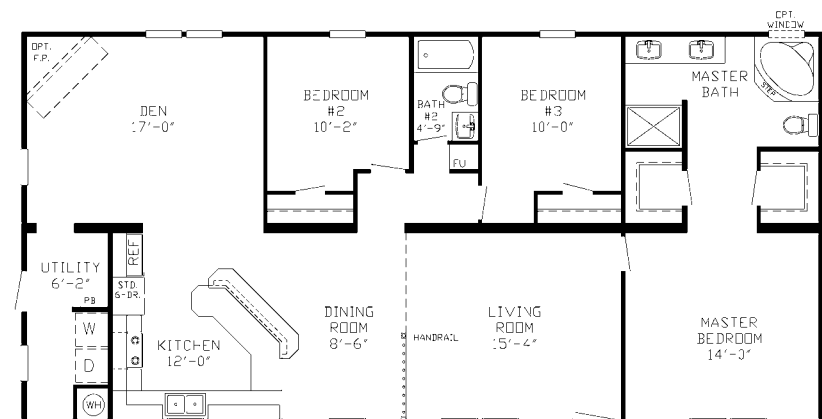
# the Jackson

SS 6848 :: 1456 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 52 (56)



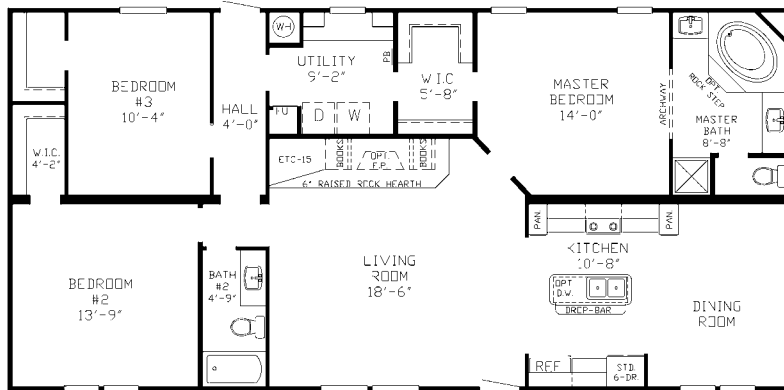
# the Boone

SS 6818 :: 1568 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 56 (60)



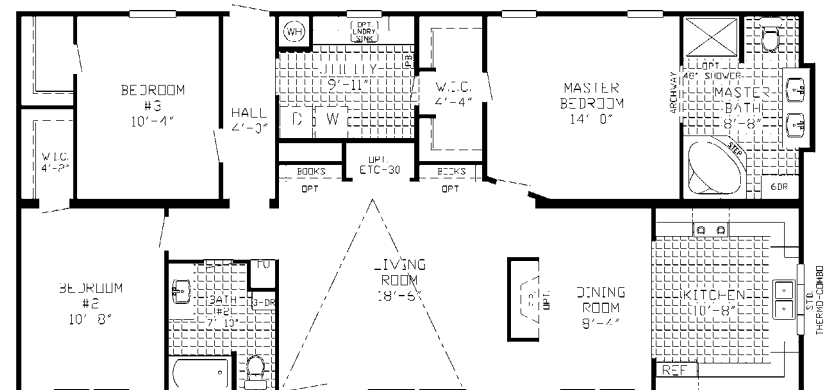
# the Hawkins

SS 6819 :: 1568 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 56 (60)



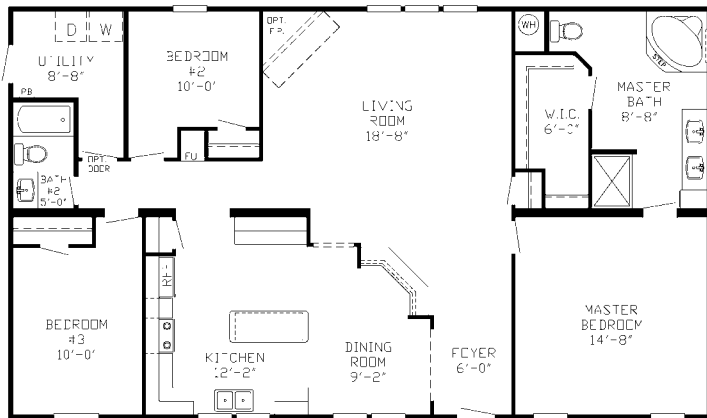
# the Knox

SS 6863 :: 1568 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 56 (60)



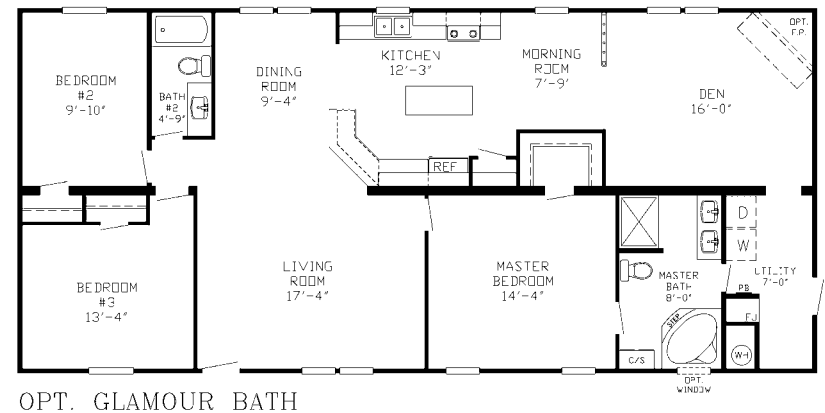
# the Clemen

SS 9809 :: 1664 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 52 (56)



# the Fisher

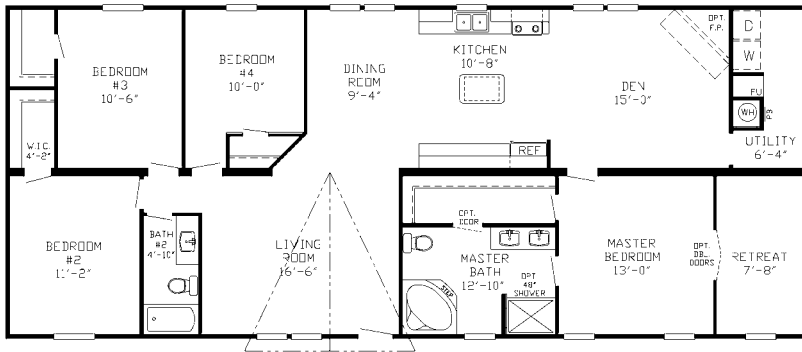
SS 6810 :: 1680 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 60 (64)



OPT. GLAMOUR BATH

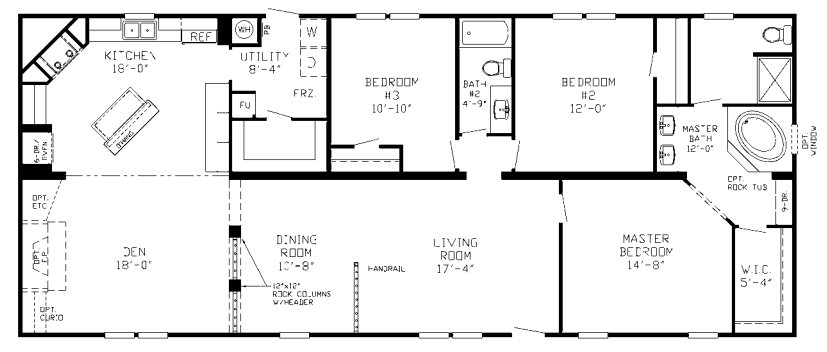
# the Esmond

SS 6820 :: 1848 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 66 (70)



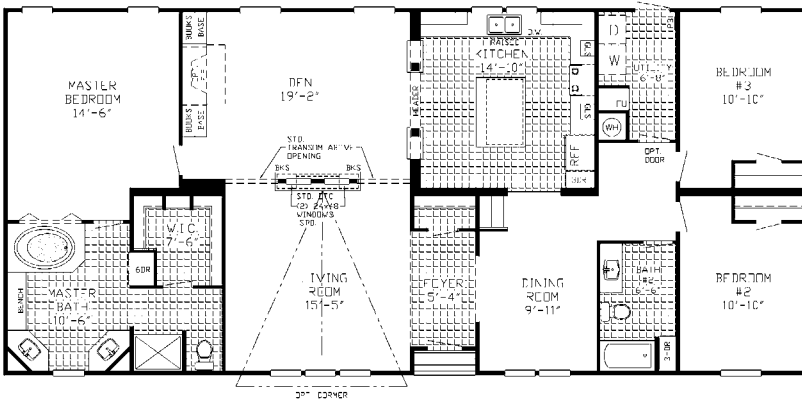
# the Viking

SS 6815 :: 1848 SQ FT :: 3 Bedrooms :: 2 Baths :: 28 X 66 (70)



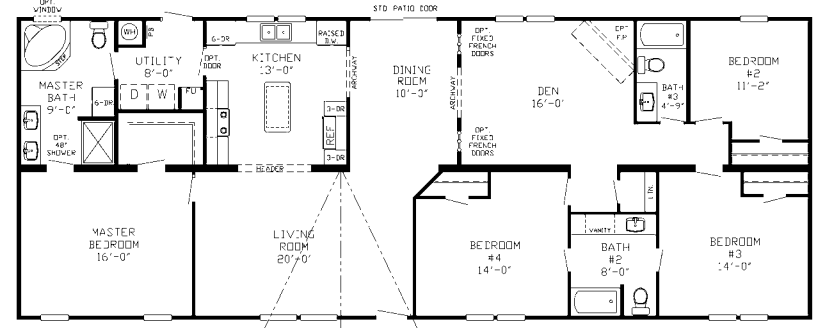
# the Dorian

SS 9884 :: 1980 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 66 (70)



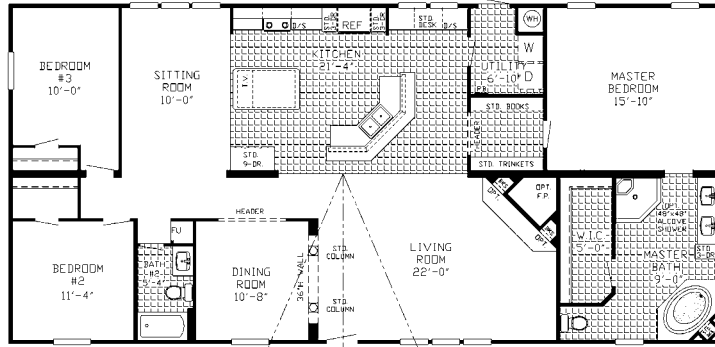
# the Bryson

SS 6860 :: 2016 SQ FT :: 4 Bedrooms :: 3 Baths :: 28 X 72 (76)



# the Brennan

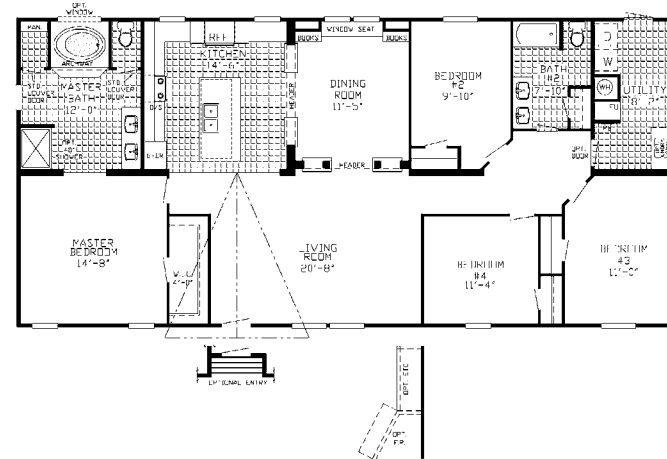
SS 9879 :: 2048 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 64 (68)



\*\* REQUIRED OPT. VAULT T/OUT \*\*

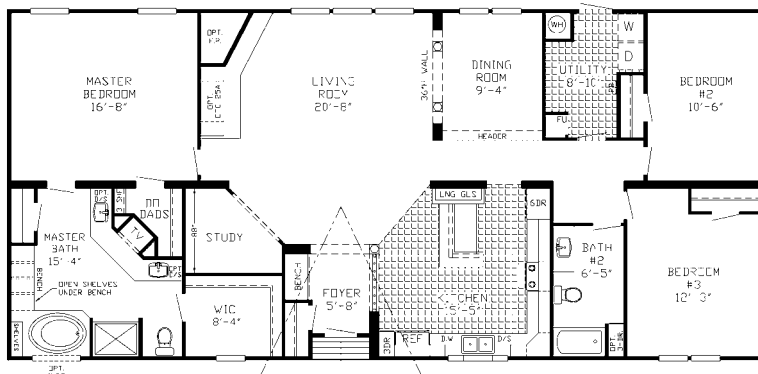
# the Chapman

SS 9873 :: 2048 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 64 (68)



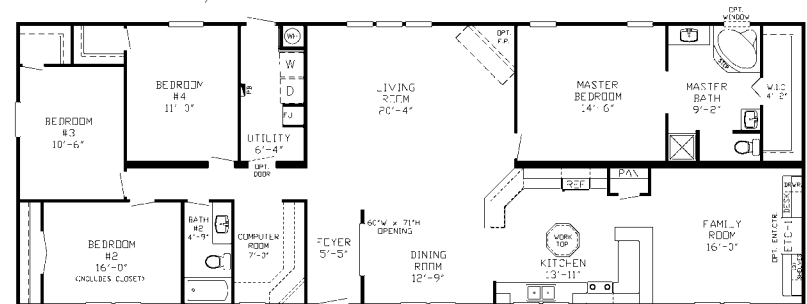
# the Percy

SS 9871 :: 2112 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 66 (70)



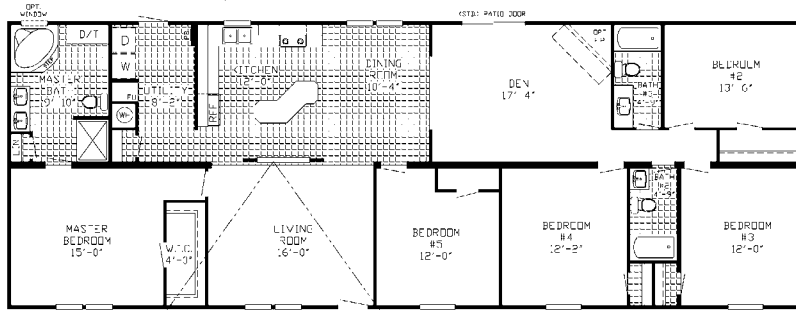
# the Horton

SS 6821 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



# the Nash

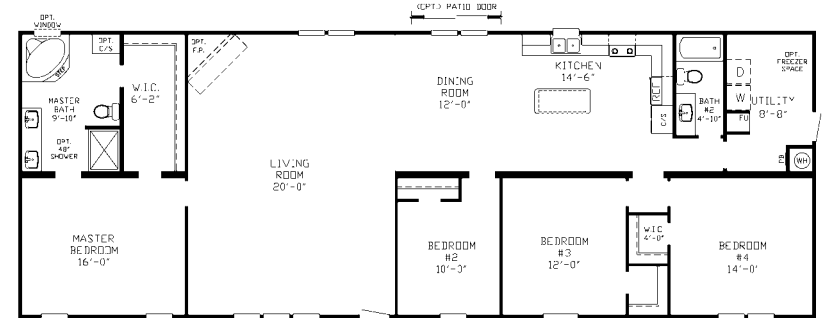
SS 6813 :: 2128 SQ FT :: 5 Bedrooms :: 3 Baths :: 28 X 76 (80)



\*\* OPT. GLAMOUR BATH \*\*

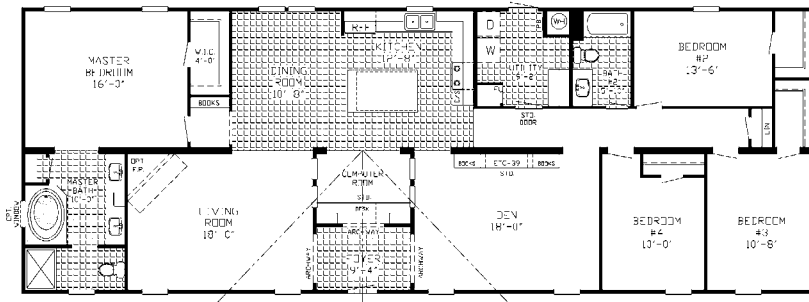
# the Willis

SS 6805 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



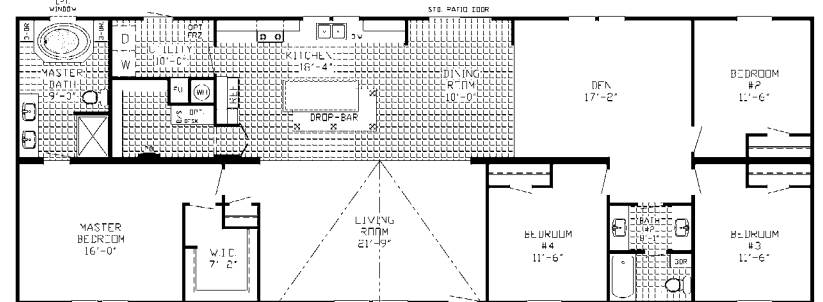
# the Summers

NH 700 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



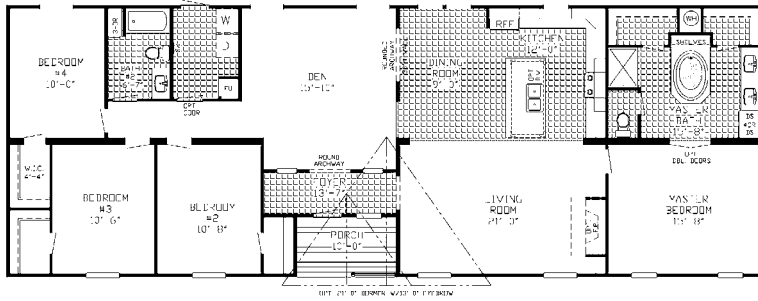
# the Wyndam

SS 6885 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



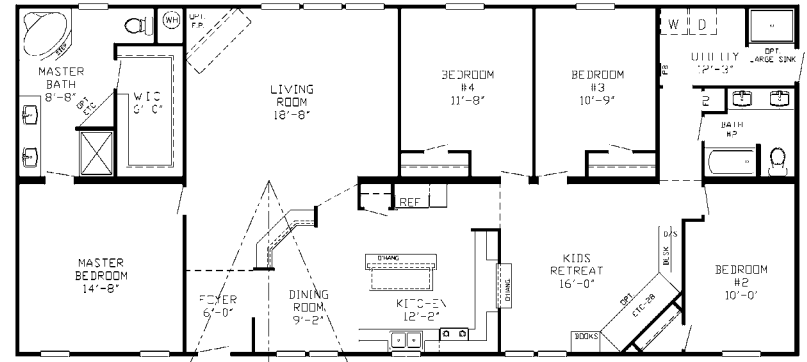
# the Austen

SS 6886 :: 2128 SQ FT :: 4 Bedrooms :: 2 Baths :: 28 X 76 (80)



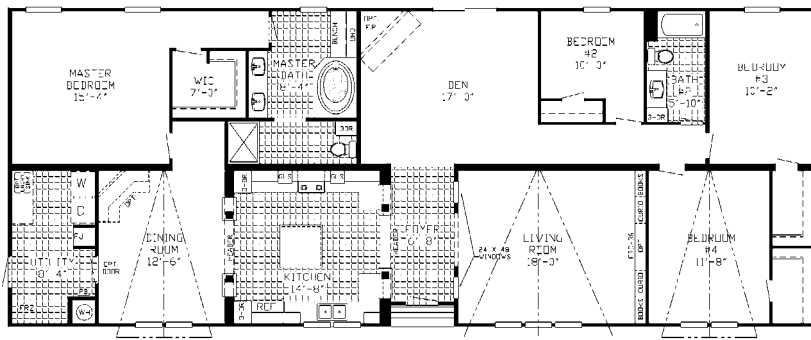
# the Lamar

SS 9846 :: 2176 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 68 (72)



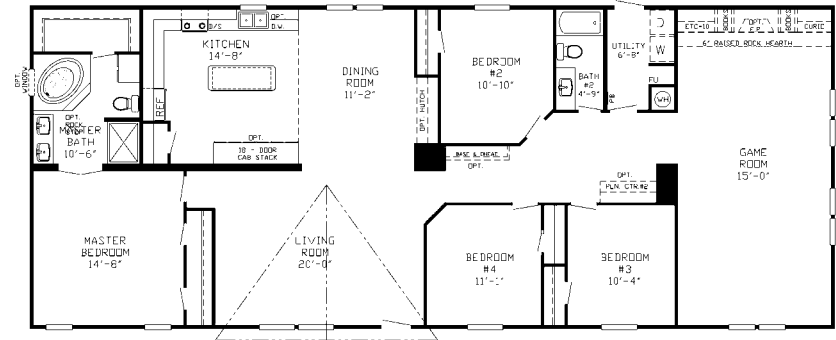
# the Wilson

SS 9883 :: 2280 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



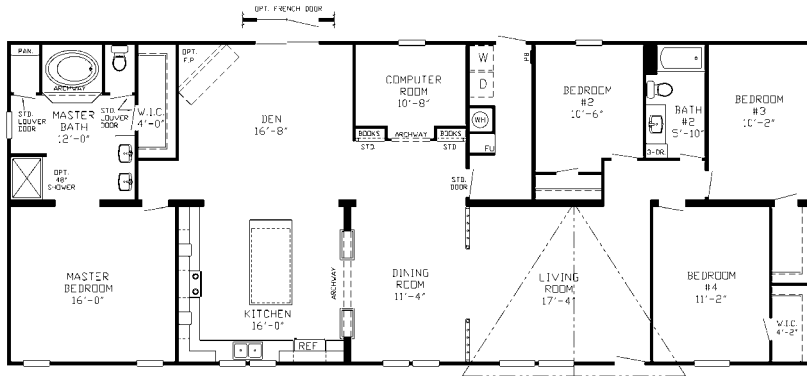
# the Anglin

SS 9829 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



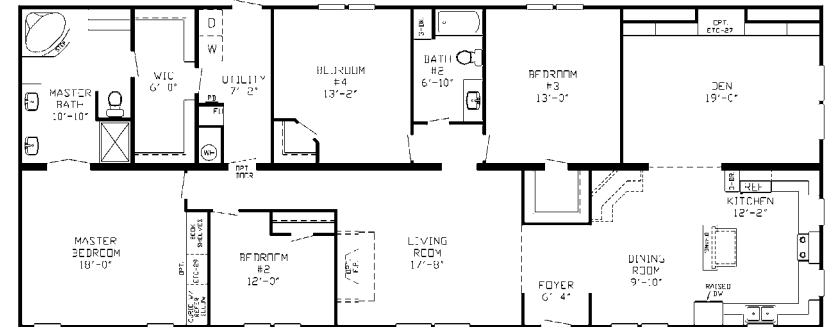
# the Beeson

SS 9861 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



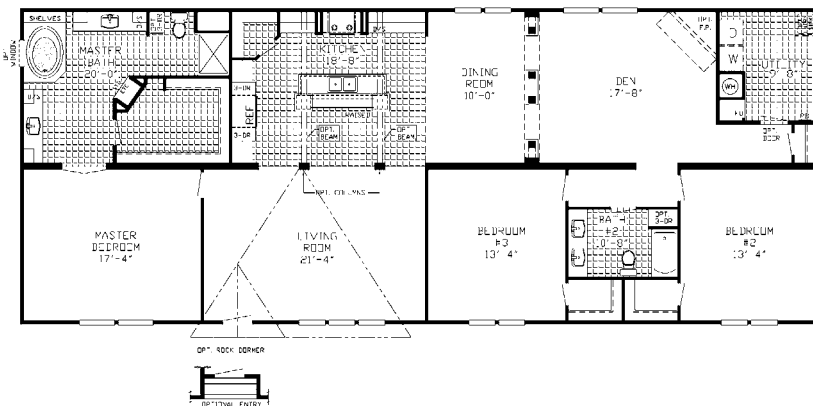
# the Calhoun

SS 9847 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



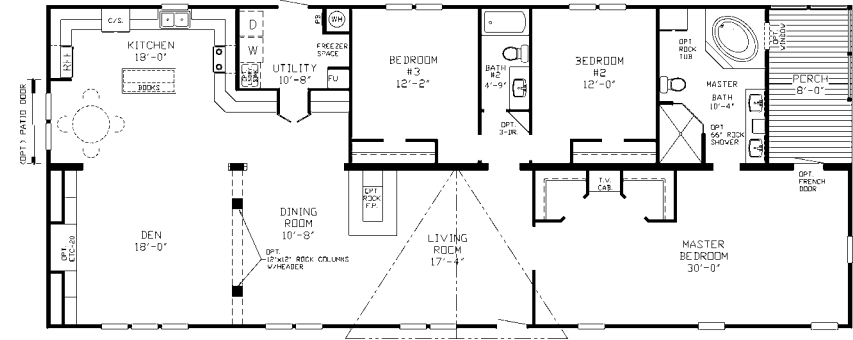
# the Christmann

SS 9872 :: 2432 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 76 (80)



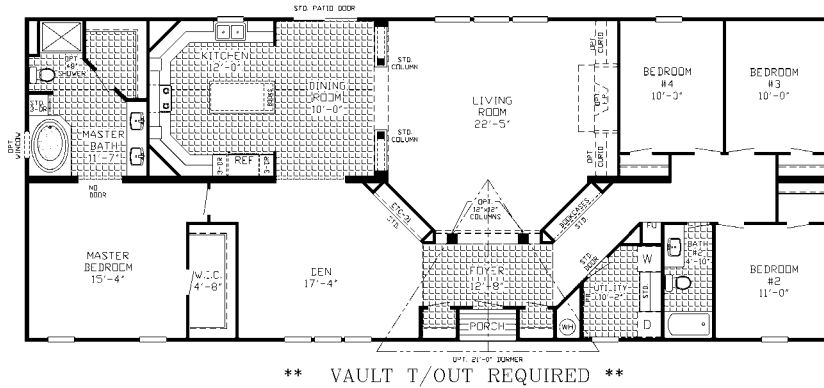
# the Deenbo

SS 9866 :: 2432 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 76 (80)



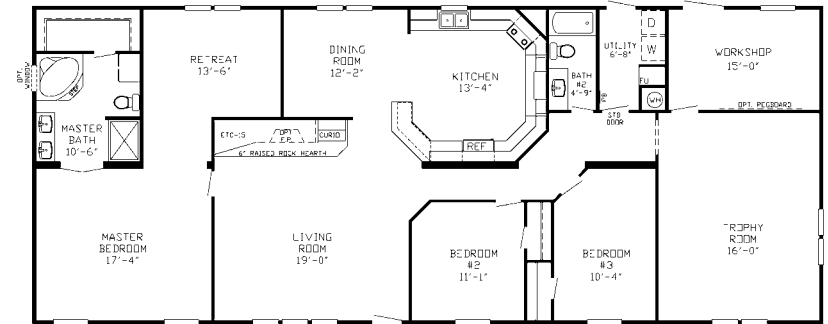
# the Emery

SS 9878 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



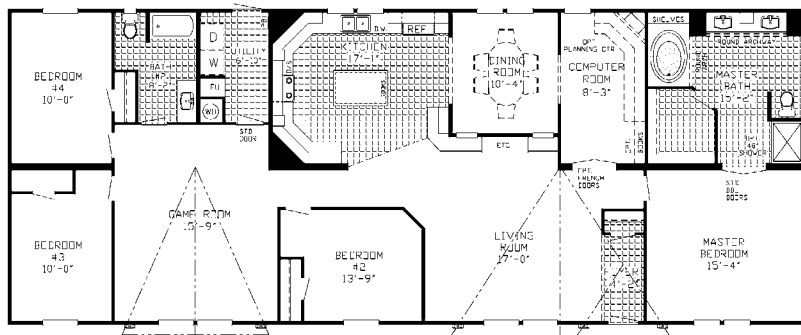
# the Kerry

SS 9811 :: 2432 SQ FT :: 3 Bedrooms :: 2 Baths :: 32 X 76 (80)



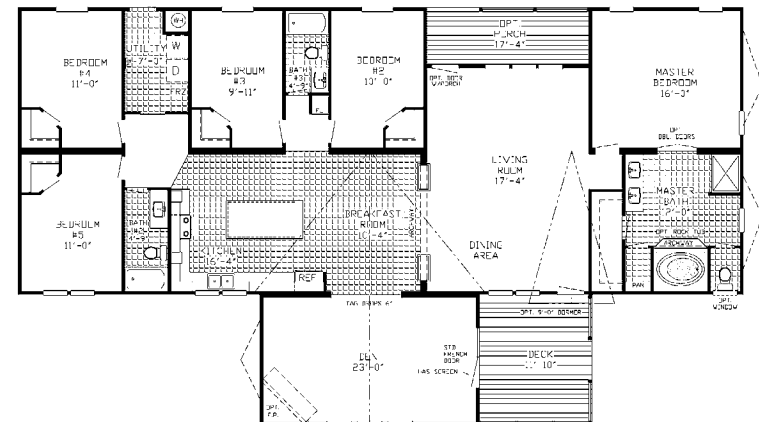
# the Locke

SS 9887 :: 2432 SQ FT :: 4 Bedrooms :: 2 Baths :: 32 X 76 (80)



# the Riverdale

SS 3005 :: 3420 SQ FT :: 5 Bedrooms :: 3 Baths :: 45 X 76 (80)



## SS SINGLE STANDARD FEATURES

### KITCHEN

General Electric Appliances  
-18' frost free refrigerator  
-30" Range  
Brushed nickel cabinet pulls  
White-lined overhead and Base  
Cabinets (mid-shelves in base)  
2" cabinet crown  
Easy-glide drawer guides  
Shaker Style cabinets (24" Overheads & 30" Base  
Doors) with "Toe Kicks" on all Base Cabinets

### EXTERIOR

Blank front door  
Blank rear door  
White windows w/ mulls  
Designer exterior metal  
Exterior lights by all doors  
Exterior electrical receptacles

### BATHS

Chrome faucets  
Shaker style cabinets in baths with "Toe Kicks"  
on Base cabinets  
White Lined Base Cabinets  
Clip-on mirrors  
Plastic Tubs (per print)  
Designer Linoleum in All Baths  
24" x 36" Bath Mirrors

### COSMETICS

"Mission Control" 13oz Carpet  
Rebond carpet pad  
Designer Lino in Wet Areas  
Paper-covered sheetrock  
6-panel interior doors  
2" Flat crown in main living areas  
Closetmaid shelving in closets  
2" Mini blinds throughout

### CONSTRUCTION

Total Electric Home  
2" x 6" Floor joists 24" O/C- 14' wide (3/4" OSB)  
2" x 8" Floor joists 16" O/C- 16' wide (5/8" OSB)  
OSB floor decking  
7' sidewalls  
2" x 4" Exterior wall 16" O/C  
Rafters 24" O/C  
14-11-14 Insulation  
Sprayed acoustic ceilings  
Wire / plumb for washer and dryer  
Dryer Vent  
30 gallon water heater  
Vault in LR, DR, and Kit.

## SS MULTI STANDARD FEATURES

### KITCHEN

General Electric Appliances  
-18' frost free refrigerator  
-30" Range  
Brushed nickel cabinet pulls  
White-lined overhead and base cabinets  
Mid-shelves in overhead and base cabinets  
2" cabinet crown  
Easy-glide drawer guides  
Shaker Style Cabinets (24" Overheads) with  
"Toe Kicks" on the Base Cabinets

### BATHS

Chrome faucets  
Shaker style cabinets in baths with "Toe Kicks"  
on the Base Cabinets  
Clip-on mirrors  
Plastic Tubs (per print)  
Designer linoleum in All Baths

### EXTERIOR

Housetype front door  
Blank rear door  
White windows w/ mulls  
Vinyl siding with OSB wrap  
Shingle roof  
Exterior lights by all doors  
Exterior electrical receptacle  
Louvered Shutters on FDS

### COSMETICS

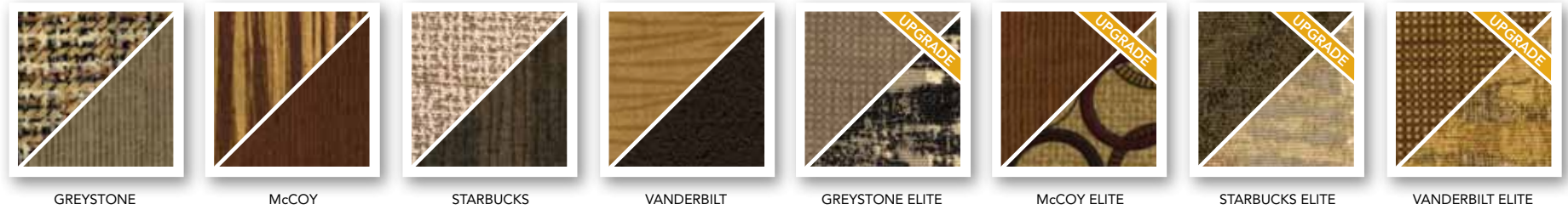
"Mission Control" 13oz. Carpet  
Rebond carpet pad  
Designer Lino in the Wet Areas  
Paper-covered sheetrock  
6-panel interior doors  
2" Flat crown in main living areas  
Closetmaid shelving in closets  
2" Mini blinds throughout

### CONSTRUCTION

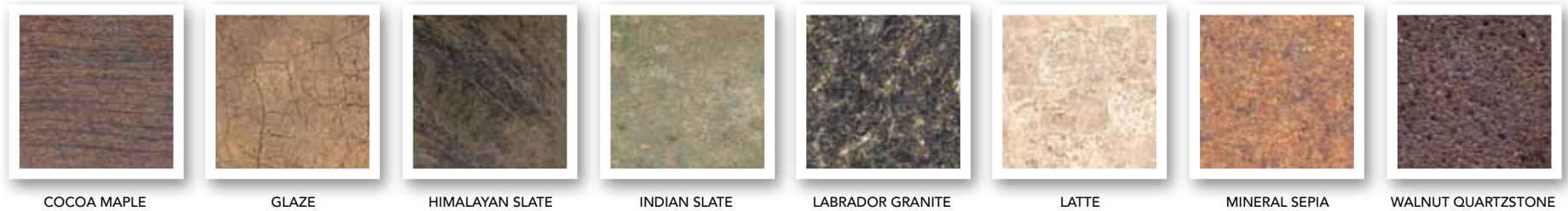
Total Electric Home  
2" x 6" Floor joists 24" O/C- 14' wide (3/4" OSB)  
2" x 8" Floor joists 16" O/C- 16' wide (5/8" OSB)  
OSB floor decking  
7' sidewalls  
2" x 4" Exterior wall 16" O/C (Marriage Wall 24" O.C)  
Rafters 24" O/C  
14-11-14 Insulation  
Sprayed acoustic ceilings  
Wire / plumb for washer and dryer  
Dryer Vent  
30 gallon water heater  
Vault in LR, DR, and Kit.



## Drape options



## Countertop options

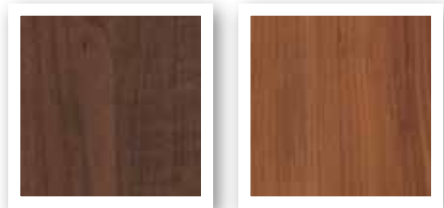


## Carpet options



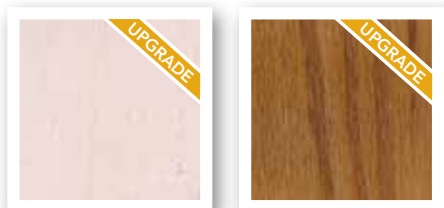


## Cabinet options



MERRY MAPLE

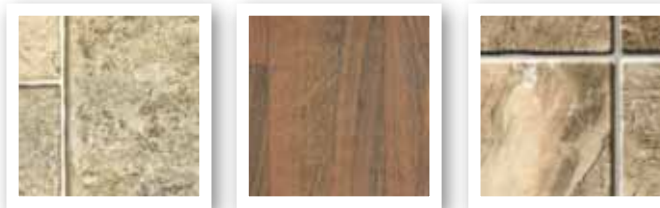
NO MOSS MAPLE



KHAKI - SS Series Only

OAK - SS Series Only

## Linoleum options



9191 (Cola)

9245 (Woodgrain)

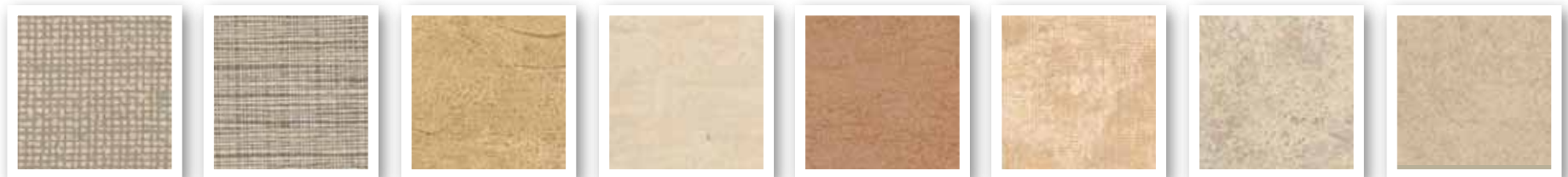
9302 (Mocha)



9330 (Sedona)

9422 (Light)

## Wallboard options



CHOCOLATE

MOCHA

BAHAMA

BISQUE

SUNSET

BURMA DRIFTWOOD

CARAMEL IVORY

MONTAGE SAND



MOSSY OAK

PATINA SLATE

ROYAL ADOBE

SKANDIA COCOA

SKANDIA FOREST

VENICE NUGGET

ZOEE BROWNSTONE

BRICK - Accent Wall Only



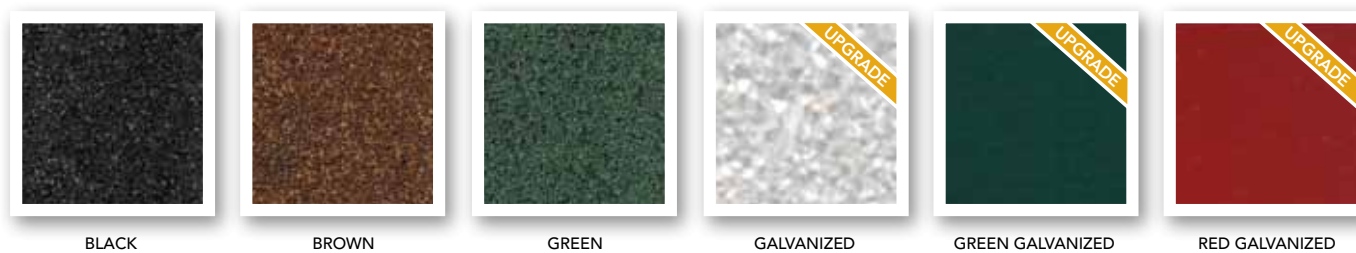
## Shutter options



## Vinyl Siding options



## Roofing options



## Decor combinations

DECOR NAME	STARBUCKS	GREYSTONE	McCOY	VANDERBILT
<b>CABINET COLOR</b>	Any color	Any color	Any color	Any color but Khaki
<b>WALLBOARDS</b>	Royal Adobe Chocolate Skandia Cocoa Montage Sand Zoe Brownstone Mocha Burma Driftwood Caramel Ivory	Caramel Ivory Slate Mocha Montage Sand Royal Adobe Bisque Chocolate Burma Driftwood	Scandia Forest Sunset Burma Driftwood Bisque Royal Adobe Zoe Brownstone Caramel Ivory Montage Sand	Royal Adobe Venice Nugget Zoe Brownstone Montage Sand Bahama Bisque Burma Driftwood
<b>COUNTERTOPS</b>	Any but Indian Slate or Mineral Sepia	Himalyan Slate Labrador Granite Latte Indian Slate	Mineral Sepia (best) Walnut Quartzstone Latte Labrador Granite Glaze	Mineral Sepia (best) Latte Labrador Granite Glaze Cocoa Maple
<b>CARPET</b>	Any but Rockslide	Any carpet	Any but Rockslide	Any but Rockslide
<b>LINOLEUM</b>	9422 9302 Woodgrain	9191 (best) 9422 9302 Woodgrain	Any Linoleum	Any Linoleum



# southernhomes™



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