



Eastwood Homes – Standard Home Features

EASTWOOD HOMES OF INTEGRITY PROGRAM

- 100% customer satisfaction 100% of the time on final inspection prior to closing
- Insure complete customer involvement through every step of the “Eastwood Buying Experience”. Pre-construction, pre-drywall and pre-settlement
- Assure that each home is readied for closing 5 days before the actual closing date
- Advise and assist you with protecting your investment after the sale with a program of important and timely home maintenance reminders. 1 year warranty and 2/10 warranty with Bonded builders

LOT PREPARATION AND SITING

- Clearing limits and building pad elevations to be determined by Eastwood. Eastwood retains the right to set the foundation height, drive location, setback yard placement (per zoning restrictions), and garage handing

FOUNDATION

- Elevated slab on grade

FRAME

- Wall Systems - Exterior and bearing wall stud spacing @ 16” OC with double top plate, pressure treated sill plate adjacent to slab area and ½” OSB sheathing
- Floor Systems - ¾” tongue and groove OSB sheathing over Trus-Joist “1” Joists
- Roof System - ½” OSB sheathing over open web roof trusses. Radiant barrier over conditioned spaces only
- Termite Treatment - VA/FHA certified termite treatment with renewable bond protection program
- Taexx - in wall pest control system

EXTERIOR FINISHES

- Roof - 30 gr architectural shingles over 15# felt and gutters included
- Siding - Certain teed cement board
- Windows - Low E vinyl single hung windows with tilt sash, screens and double insulated glass (per plan)
- Exterior Doors - Front door, fiberglass and Rear door, single glass door or sliding full door (per plan)
- HERS Rate - Testing done by third party.

HVAC

- High efficiency 14 SEER gas furnace. Automatic dual zone damper system (per plan). Electric high efficiency air conditioner ICM digital thermostat
- Externally vented exhaust fans in all bathrooms (per plan)
- Externally vented dryer connection

PLUMBING

- Energy efficient tankless gas water heater
- Built in Ice-maker connection @ refrigerator space
- Two exterior hose bibs (front and rear)
- Built-in washer /dryer box connection
- Deluxe MasterBath includes large shower with glass surround and soaker tub
- One piece tub and shower unit 32”x 60” in secondary baths (per plan)
- Moen-duel control kitchen & vanity faucets. Single control shower & tub faucets with posi-temp feature
- Deep 8” stainless steel double bowl kitchen sink
- Elongated china commodes and pedestal sink at powder room (per plan)

ELECTRICAL

- Exterior outlets are GFCI protected waterproof outlets at front, rear and garage
- Cable TV RG-6 pre-wire provided @ great/living room, master bedroom (per plan), USB port in kitchen (per plan)
- Telephone CAT 5 pre-wire provided @ kitchen, master bedroom (per plan)
- Ceiling fan pre wire included in family room, master bedroom & all secondary bedrooms
- Washer is 110 V outlet and Dryer is 220 V outlet
- Pre wire for garage door opener included
- Smoke detectors provided @ each floor bedrooms, C.O. detectors @ each floor
- Light fixtures are Nickel & white package (per plan) 4 recessed lights in kitchen

INSULATION

- Sidewall is R 13 Batt (minimum)
- Overhangs are R 19 Batt
- Garage ceiling is R 19 Batt (only with conditioned space above)
- Ceiling is R 30 blown @ flat ceiling, R 30 Batt @ vaulted ceiling

INTERIOR FINISHES

- Drywall is ½” throughout house; Smooth ceilings in heated areas
- Cathedral/Vaulted Ceiling & Plant Shelves (per plan)
- 1st floor 9’ ceiling included (per plan)
- Painted raised colonial 2 panel swing, bifold and bypass doors; brushed nickel door hardware throughout
- Door chime centrally located with button at front entrance
- Painted colonial base boards, door casing, windows & skirts
- Attic access is 22” x 30” (per plan)
- Flat shell white latex wall paint, semi-gloss white latex paint @ trim
- Cabinetry is 36”-42” staggered w/crown molding (per plan) & light rail (per plan)
- Mirrors are included in all baths
- Laminate kitchen countertops (per plan)
- Cultured marble bath vanities, Pearl, 35” raised vanity in master bath
- Closet Maid vinyl coated ventilated closet shelving
- GE appliances includes 5 level dishwasher self-cleaning electric smooth top range, microwave and 1/3 hp disposal
- 3” hardwood flooring in foyer (per plan), Resilient flooring in kitchen, breakfast area, baths and laundry area; carpet over 6 lb. pad

EXTERIOR

- Concrete patio is 10 x 12 (per plan)
- Wide 4 feet concrete walk from street to front door
- One car driveway expanding to two-car pad at garage
- Detached plans - single car unfinished garage
- Attached plans - 2 car finished garage
- Five feet “livable” front porch(s) included (per plan)
- Front, sides and rear (20 ft from back corner of house) Yards will be sodded. All other disturbed areas will be seeded and straw. Wooded and natural areas will be left in their natural state. Up to six shrubs and one tree. (All sod, seeding, grade materials, shrubs and trees become the responsibility of the homeowner after closing)
- Irrigation provided in front yard
- Mailbox is per USPS regulations

*Information subject to change without notice.
Updated 4/1/2016*