



## COTTAGE HOME FEATURES

**Eastbrook Homes insists upon using only the finest quality materials in the construction of your home. We back our work with both a written warranty and an exacting quality control and service program to ensure that our construction standards lead the industry. Every Eastbrook home includes the following features:**

### EXTERIOR AND INTERIOR

- Written warranty and Eastbrook customer care program
- Easy maintenance vinyl siding and overhangs
- Insulated Jeld-Wen® exterior doors with adjustable thresholds
- Schlage® knob set with deadbolt and interior hardware
- Jeld-Wen® Low E vinyl windows
- Carpeting by Mohawk®
- Congoleum® easy-care vinyl flooring
- Lawn with underground sprinkling
- Raised two-panel interior doors and painted trim
- One exterior ground fault outlets and one frost-free faucets
- Concrete walkway from front entrance to driveway and concrete driveway
- Decorative Kichler® lighting package
- Maintenance-free wire closet shelving
- Two RG6 television jacks (all home run)
- Two "4-pair" Category 5 telephone jacks (all home run)
- 8' x 20' deck at rear

### KITCHEN, BATH AND LAUNDRY

- Homecrest® GBC recessed panel wood cabinetry with vinyl toe kick
- Choice of Wilsonart® laminate countertops
- GE® dishwasher
- 20 amp circuit and outlet for future microhood
- Gas line for range (electrical available for an additional investment)
- Decorator cabinet hardware
- Peerless® chrome kitchen and bath faucet
- Choice of brass, brushed nickel, chrome or aged bronze towel bar and toilet tissue holder
- Conveniently located laundry area
- Gas line and vent for dryer (20 amp electrical available for an additional investment)
- Pedestal sink in ½ bath

### QUALITY, ENERGY AND SECURITY

- ENERGY STAR® CERTIFIED
- R-38 ceiling insulation (where possible)
- R-13 fiberglass batt insulation within 2 x 4 exterior walls
- 7/16" exterior sheathing
- D.R. Nelson Energy Seal applied to exterior openings
- D.R. Nelson Energy Seal and insulation around windows and doors
- House wrap moisture barrier
- 3-in-1 tab seal-down roof shingles applied over rolled felt
- Continuous vented soffit, ridge vent and baffled truss bays
- 5/8" ceiling drywall
- Glued and screwed tongue-and- groove floor decking
- Watch dog waterproofing on basement walls (where soil conditions require)
- High efficiency furnace and 50 gallon electric water heater
- 100- amp electrical service with circuit breakers
- Digital programmable thermostat
- Electrical outlet for future garage door opener
- Smoke detectors with battery back-up
- Privacy locks for master bedroom and bathrooms

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

Eastbrook Homes reserves the right to revise development plans, designs, specifications, prices and terms, and to substitute without notice or obligation, materials of similar quality of any product from those shown in the original plans and model homes.