



MICHAEL MCGRAW HOME FEATURES

Michael McGraw Homes, a division of 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 Michael McGraw home includes the following features:

EXTERIOR AND INTERIOR

- Written warranty and Eastbrook customer care program
- Featured volume ceiling or 9' first floor ceilings (where specified)
- Easy maintenance vinyl siding and overhangs
- Insulated Jeld-Wen® exterior doors with adjustable thresholds
- Schlage® handle set with deadbolt and interior hardware
- Jeld-Wen® Low E vinyl windows and sliding glass doors
- Ceramic coat interior paint protection
- Elegant carpeting by Mohawk®
- Congoleum® easy-care vinyl flooring
- Raised two-panel interior doors and painted trim
- Whole-house humidifier system
- Two exterior ground fault outlets and two frost-free faucets
- Concrete walkway from front entrance to driveway and concrete driveway
- Master bedroom walk-in closet
- Decorative Kichler® lighting package
- Maintenance-free wire closet shelving
- Four RG6 television jacks (all home run)
- Four "4-pair" Category 5 telephone jacks (all home run)
- Natural hardwood entry floor
- French doors at den (per plan)
- Spacious three car garage
- Dual zone heating system
- Garage door opener on main door(s), pre-wire on secondary

KITCHEN, BATH AND LAUNDRY

- Homecrest® recessed or raised panel wood cabinetry
- Choice of Wilsonart® laminate countertops
- GE® tall tub insulated multi-cycled dishwasher
- Delta® faucet on Elite drop in stainless steel sink with deep equal double bowls and garbage disposal
- GE® electric cook top, built-in double oven, microwave and dishwasher
- Single recessed light over kitchen sink (where specified)
- Delta® chrome bath faucets
- Choice of brass, brushed nickel, chrome or aged bronze towel bar and toilet tissue holder
- Decorator cabinet hardware
- Plumbing rough-in for future basement bath
- Conveniently located laundry area
- Gas line and vent for dryer (20 amp electrical available for an additional investment)
- Decorative crown molding on kitchen cabinets
- Double bowl vanity in Master bath
- Ice maker line
- Two 50 gallon electric water heater Ceramic tile shower in master bath
- 5 recessed lights in kitchen

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 ¾" tongue-and- groove floor decking
- Watch dog waterproofing on basement walls (where soil conditions require)
- High efficiency furnace for cost savings
- 200-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
- Drywalled garage
- Central air conditioning
- Direct-vent gas fireplace with mantel and tile surround

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.