



URBAN 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
- James Hardie® Siding
- Architectural 30 year shingles
- Jeld-Wen® exterior doors with adjustable thresholds Stained fiberglass front door
- Jeld-Wen® Low E, Double Hung windows
- Schlage® handle set with deadbolt and interior hardware
- Ceramic coat interior paint protection
- Beaded garage doors and stockton lights
- Elegant carpeting by Mohawk®
- Congoleum® easy-care vinyl flooring
- Natural Bamboo entryway
- Raised two-panel interior doors and painted trim
- Whole-house humidifier system
- One exterior ground fault outlets and one frost-free faucet
- 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)

KITCHEN, BATH AND LAUNDRY

- Homcrest® recessed panel wood cabinetry with vinyl toe kick
- Choice of Wilsonart® laminate countertops
- GE® tall tub insulate multi-cycled dishwasher
- GE® over the range microwave
- Garbage disposal
- Ice maker line for future refrigerator
- Gas line for future range (electrical available for an additional investment)
- Single recessed light over kitchen sink (where specified)
- Delta chrome kitchen and 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 (in specific plans)
- Conveniently located laundry area
- Gas line and vent for dryer (20 amp electrical available for an additional investment)

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
- 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 and 50 gallon electric water heater
- 100- amp electrical service with circuit breakers
- Digital programmable thermostat
- 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.