



**JAMES  
MONROE  
HOMES**

BUILD WITH CONFIDENCE

# Eastgate

## PRESIDENTIAL FEATURES

### SECURITY & SAFETY

- Dead bolts on front and back doors.
- Locking garage door
- Locking entry from garage
- Fire rated entry door from garage
- Carbon monoxide detectors on each level with bedrooms
- 110v smoke detectors with battery backup
- Safety ground-fault GFI electric circuits
- Fire stop and draft stop between floors and attic
- Hurricane clips on all roof trusses
- 1/2" anchor bolts securing walls to foundation

### FRAMING

- 9' ceiling height: 1st floor
- 8' ceiling height: 2nd floor
- 7/16" OSB roof sheathing
- 2nd floor I-Joist floor system
- 23/32" tongue and groove OSB subfloor
- Truss heel raised for complete insulation coverage
- Engineered roof trusses
- Engineered stairs with wall rail
- High performance advanced framing methods
- ComfortSeal farming gasket

### ENERGY EFFICIENCY

- R-13 insulation with vapor barrier
- R-38 flat ceiling blown insulation with soffit baffles
- Caulk and seal between 2x4's on exterior walls
- 6 sided air barrier wall assembly for maximum performance
- Moisture barrier house wrap
- Conditioned attic access panel insulated and sealed
- Air barrier/sealant
- Under slab foundation walls insulated with foam panels
- Insulated seal plate to foundation (exterior walls)
- 6 mm plastic moisture barrier under slab
- HERS rated, inspected and tested
- Blower door tested (air leakage from house)
- Air ducts sealed and tested
- Spray foam windows and doors

### ELECTRICAL

- Nickel interior lighting package
- 2 exterior GFI electrical receptacles
- 200 AMP service
- 220v outlets for dryer
- TV jack in each bedroom and family room
- Ceiling fans prewired in all bedrooms
- At least 90% LED lighting
- All electric home

### EXTERIOR FEATURES

- Maintenance free exterior trim
- Lifetime dimensional shingles
- Steel raised panel garage door
- Atrium white single hung maintenance free windows, grids on front
- Window screens
- EnergyStar windows with argon gas and tilt out sash
- Six panel steel front door
- Seamless gutters and downspouts
- Concrete splash blocks
- Concrete drive, walks, and 10x12 patio (per plan)
- Native landscaping package
- Stucco finish on exposed block foundation walls
- 3068 one lite patio door
- Covered front porch (per plan)
- Sod front and side yards and 5' from back porch - seed and straw remaining yard
- Brick per exterior elevation

### CONNECTED LIVING

- Ring doorbell and chime
- WiFi garage door opener with 2 remotes
- 2 iDevices outlet switches (1 interior, 1 exterior)
- Coax and Cat6 in each bedroom and living area
- WiFi thermostat
- Data hub



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## PRESIDENTIAL FEATURES

### KITCHEN & BATHS

- Aristokraft cabinets in kitchen and baths
- FX high definition laminate countertop with matching backsplash
- 8" deep stainless steel, double bowl sink (20 gauge)
- Granite with undermount bowl in bathrooms
- Towel bar, towel ring, toilet paper holder
- Plate glass mirrors in all bathrooms
- Pullout chrome kitchen faucet
- 42" tall kitchen wall cabinets

### PLUMBING

- Freeze resistant PEX plumbing piping
- 50 gallon electric water heater
- Chrome finished faucets
- 2 frost proof exterior hose bibs
- Elongated water saver toilets 1.28 GPM
- Ice maker supply line
- 1 piece fiberglass shower in primary bathroom
- 1 piece fiberglass tub shower combo in secondary baths
- Washer/dryer hookup

### DRYWALL PAINT, TRIM

- Flat finish Sherwin Williams paint
- 2 wall colors
- Acrylic semi-gloss paint on interior trim and doors
- Smooth, white ceiling
- Molding interior doors with nickel knobs and hinges
- 4 1/4' base boards and 2 3/4' casings (pine)
- Wire closet shelving
- Door stops on back of doors

### APPLIANCES

- Under sink garbage disposal
- Frigidaire stainless steel microwave
- Frigidaire stainless steel range
- Frigidaire Energy Star stainless steel dishwasher

### FLOORING

- Stain resistant carpet
- 6 lb carpet pad
- Vinyl flooring wet areas

### HVAC

- Manual J calculations per HVAC system to provide Personal Home Comfort
- Central air conditioning
- Return air or transfer grill in each bedroom
- Exhaust fans in all baths
- Easy access furnace filters
- 14 seer gas heat pump

### BASEMENT

- 9' poured concrete wall
- Full bath rough in
- Deck on first floor, patio at ground level
- 10 year waterproof guarantee

### WARRANTY & CERTIFICATIONS

- 1 year BIA builder warranty
- 5 year termite soil treatment
- RESNET certified home
- 16 individual quality and safety inspections
- Lifetime warranty on windows

