

# Eastgate

## Presidential Features

### Security & Safety

- Ring Doorbell and Chime
- WiFi Garage Door Opener with 2 remotes
- 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

### Energy Efficiency

- R-13 insulation
- R-38 flat ceiling blown insulation
- 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
- Insulated seal plate to foundation (exterior walls)
- 6mm Plastic moisture barrier under slab
- HERS rated, inspected and tested
- Blower door tested (air leakage from house)
- Duct leakage tested (air leakage from HVAC ducts)
- Spray foam windows and doors

### Exterior Features

- Maintenance free exterior trim
- Lifetime dimensional shingles
- Steel raised panel Overhead Garage door
- Atrium white single hung maintenance free window, Grills on front
- Window screens
- Energy Star windows with grids tilt out sash
- Six panel steel front door
- Seamless gutters and downspouts
- Concrete splash blocks
- Concrete drive, walks and 10x12 patio (per plan)
- Mailbox per developer's approval
- Native landscaping package
- Stucco finish on exposed block foundation walls
- 3068 One Lite Patio Door
- Covered front porch (per plan)
- Sod front and side yard—5' from back porch

### Framing

- 9' ceiling height 1st floor
- 7/16" OSB roof sheathing
- 2<sup>nd</sup> floor joist engineered trusses
- 23/32" Tongue and groove OSB subfloor
- Truss heel raised for complete insulation coverage
- Engineered roof trusses
- Prefab Stairs
- High performance advanced framing methods
- Pro-Pink Comfort Seal Framing Gasket (or equ.)

### Electrical

- 2 iDevices outlet switches (1 interior, 1 exterior)
- Nickel interior lighting package
- All electric home
- 2 Exterior GFI electrical receptacles
- 200 Amp service
- 220v Outlets for dryer
- TV jack in each bedroom and family room
- 1 Data per floor
- Ceiling fans prewired in all bedrooms
- At least 85% LED lighting

### 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
- Lifetime warranty on shingles
- Exclusive Build with Confidence Written Guarantee

# Eastgate Presidential Features

## Kitchen & Baths

- Aristokraft cabinets in kitchen & baths
- FX high definition laminate countertop with matching backsplash
- 8" Stainless steel, double bowl sink (18 gauge)
- Cultured marble vanity tops in all baths
- Chrome finish on bath hardware
- Plate glass mirrors in all bathrooms
- Pull out 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 molded tub shower combo

## Drywall, Paint, Trim

- Flat finish Sherwin Williams paint
- 2 Wall color
- Acrylic semi-gloss paint on interior trim & doors
- Smooth, white ceiling
- Molded interior doors (multiple options)
- 4 1/4' Base boards and 2 3/4' casings (pine)
- Nickel door knobs and hinges
- Wire closet shelving
- Door stops on back of doors

## HVAC

- iDevices Smart Thermostat
- 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 heat pump

## Flooring

- Armstrong stain resistant carpet
- 6lb carpet pad
- Initiator Vinyl

## Appliances

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



High Performance Home  
Personal Home Comfort  
Quality Materials  
Quality Craftsmanship  
Service After Closing

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