

**LOT PREPARATION AND SITING**

- Clearing limits and building pad elevations will be determined by Eastwood Homes. Tree save areas will be defined during final grade. Pre-existing trees are not guaranteed.
- Eastwood Homes maintains the right to control the foundation height, drive or parking pad location, setback and side yard placement (within zoning restrictions) and garage handing.

**FOUNDATION**

- **Slab:** Concrete Raised Slab with fiber reinforcement

**FRAME**

- **Wall Systems:** Exterior and bearing wall stud spacing @ 16" OC with double top plate, pressure treated sill plate adjacent to slab area and 7/16" sheathing with house wrap
- **Floor Systems:** ¾" tongue and groove OSB sheathing over open web floor trusses or "I" Joists
- **Roof Systems:** 7/16" OSB sheathing over open web roof trusses
- **Termite Treatment:** VA/FHA certified termite treatment with renewable bond protection program
- **Taexx-** In wall pest control system

**EXTERIOR FINISHES**

- **Roof:** Architectural shingles with limited lifetime warranty
- **Siding:** Cement Board
- **Brick Veneer :** (Per plan/elevation)
- **Windows:** Low E vinyl single hung clear windows with tilt sash, and double insulated glass.
- **Exterior Doors:** *Front door* – Six panel Fiberglass with deadbolt  
*Rear door* – 1 lite steel door with deadbolt or sliding glass door (per plan)  
*Garage/House Service Door* – Six panel steel door (per plan)  
*Garage Overhead Door-* Four or eight panel steel door
- **Gutters & Downspouts:** Included front and rear per plan

**HVAC**

- **Heating/Cooling:** 14 seer Gas Furnace / 14 Seer Air Conditioner (per community)
- **Dual Damper:** Electronic balancing system
- **Exhaust Fans:** Externally vented and located in all baths (per plan)
- **Dryer Vent:** Externally vented dryer connection

**PLUMBING**

- **Water Heater:** Energy efficient tankless gas hot water heater
- **Ice Maker:** Built-in ice-maker connection @ refrigerator space
- **Hose Bibs:** Two exterior hose bibs
- **Washer Connection:** Built-in washer box connection
- **Master Tub:** Multi-piece enclosure
- **Hall Tub:** Multi-piece enclosure
- **Faucets:** Moen Chateau dual control kitchen faucet ,single control tub and shower faucet and dual control vanity faucets
- **Sinks:** Stainless steel double bowl kitchen sink, Pedestal sink in powder room.
- **Disposer:** 1/3 horsepower disposer

- **Toilets:** Elongated Toilets

**ELECTRICAL**

- **Exterior Outlets:** GFCI protected waterproof outlets per code
- **Structured wiring:** Low voltage structured wiring package including panel, 2 multipurpose media outlets, 1 USB Port in kitchen, and CAT6 phone outlet in master bedroom
- **Washer / Dryer:** 110 V washer outlet and 220 V dryer outlet
- **Door Bell:** Door Chime centrally located with button @ front entrance
- **Smoke Detectors:** Smoke detectors provided @ each floor and bedrooms
- **Carbon Monoxide Detector:** One per floor per code
- **Light Fixtures:** Nickel & White light package (per plan) 4 recessed lights in kitchen
- **Ceiling Fan pre-wires:** Each bedroom, family room, and bonus room
- **Garage:** Garage door opener pre-wire

**INSULATION**

- **Sidewall:** R 13 Batt (Minimum)
- **Overhangs:** R 19 Batt
- **Garage Ceiling:** R 19 Batt (Only with conditioned space above)
- **Ceiling:** R 30 blown @ flat ceiling, R 30 Batt @ vaulted ceiling

**INTERIOR FINISHES**

- **Drywall:** ½" Drywall throughout house; garage; smooth ceilings in heated areas
- **Doors:** Painted raised panel swing
- **Door Knobs:** Brushed Stainless
- **Molding:** Painted colonial base boards and door casing
- **Attic Access:** 22"x30" (per plan)
- **Paint:** - Flat shell white latex wall paint, semi gloss white latex paint @ trim
- **Cabinetry:** - Birch front cabinetry in kitchen and baths(per plan)
- **Mirrors:** Included in all baths
- **Countertops:** Level 1 Granite countertops in kitchen and cultured marble countertops in baths
- **Shelving:** Ventilated closet shelving
- **Appliances:** GE – 5 level dishwasher, self-cleaning electric smooth top range, microwave and 1/3 hp disposal
- **Flooring:** 3" hardwood in foyer, Upgraded resilient flooring in kitchen, breakfast area, baths, laundry area and hallways (per plan); carpet over approved pad

**EXTERIOR**

- **Patio:** 10 x 12 concrete patio (per plan)
- **Walk:** Three feet wide concrete walk from drive to front door
- **Drive:** Plans with two-car garage include a 16 feet wide drive from garage to street per community/lot condition
- **Landscaping:** Per Community ARB Guidelines. Wooded and natural areas will be left in their natural state. Up to 6 shrubs will be planted. One tree will be planted in front yard. All sod, seeding, grade materials, shrubs and trees become the responsibility of the homeowner after closing.

I (Purchaser) have 3 days after initial contract submission to make changes without a change fee. A request for change can be made, prior to requesting a building permit, but will be assessed a change fee plus the cost of the change.

**No changes will be accepted after a request for permit has been requested.** Eastwood Homes reserves the right to make material substitutions, as required, with material of equal or greater value without notice. I have read & reviewed the above Specifications, and option pricing on the reverse side and understand them, and agree that no verbal representations have been made except those outlined in the attached Contract and this Specification and Addendum to Contract.

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_ New Home Specialist/Witness: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_ Eastwood Const. Co., Inc. \_\_\_\_\_ Date: \_\_\_\_\_

**(Valid only when signed by Corporate Officer)**