



EAGLE ESTATES

BUILDING STANDARDS FOR STEVE THOMAS CUSTOM HOMES

EXTERIOR STANDARDS

Low-Maintenance Enclosed Soffits and Fascia
 Prefinished Aluminum Gutters
 30-Year Architectural Shingles w/15 lb felt
 Interior and Exterior walls built on 16" on center
 Garage Walls built on 12" on center
 ProVia Low-Maintenance (.044) Vinyl Siding, Porch Columns
 and Vinyl Porch Railings (Per Plan)
 Fiber Mesh in all Exterior Concrete Driveway and Walks
 3-Car Garage w/Steel Insulated CHI Overhead Garage Door
 Aluminum Wrapped Garage Door Frames
 1/2 hp Liftmaster Belt Driven Garage Door opener on Double Door
 42" Wide Curved Entry Private Walk

Wide Concrete Drive, 6-Sack Mix, Fiber Mesh and Sealed
 with Pictured Framed Finish
 2 Exterior Freeze Proof Water Faucets
 3 Exterior Weather - Proof GFI Outlets
 Insulated Therma Tru Smooth Star Front Door
 with Continuous Threshold System and Sidelites (Per Plan)
 Front Door Handle Set including Deadbolt
 Kwikset Deadbolt Lock on all Hinged Exterior Doors
 Porch Supported by 36" Reinforced Concrete Wall and Footing
 Finished Porch Ceiling w/Vinyl Soffit Material and OSB Backing
 Fully Sodded Yard to Undistrubed Areas
 10' x 12' Concrete Patio
 Engraved Address Stone
 Termite Pre - Treatment
 Front Downspout buried with Pop Up Drain to Yard

ENERGY PACKAGE

R-38 Fiberglass Blown Ceiling Insulation
 R-19 Owen Corning Batt Wall Insulation
 Tyvek Home Weatherization Wrap

Carrier 90% Efficiency Gas Furnace
 Carrier Central Air Condition 13 seer

KITCHEN

42" tall Wall Cabinets WAYPOINT 400
 Super Lazy Susan in Corner Base Cabinets of Kitchen (Per plan)
 Walk in Pantry (per plan)
 GE Electric Smooth-Top Slide in Range
 GE Dishwasher with Front Controls
 GE Space-Saver Microwave Over the Range (OTR)
 1/2 hp Insinkerator Garbage Disposal
 8" Deep Stainless Steel Double-Bowl Sink
 Granite Countertops (Group 1)
 Ventilated Tight Wire Pantry/Linen Shelving

MASTER BEDROOM AND BATH

Cultured Marble Tub and Double Bowl Vanity tops (Per Plan)
 Cultured Marble Shower base and walls with corner shampoo holder
 Semi Frameless Master Bath Shower door Brushed Nickel
 Moen Brushed Nickel Plumbing Fixtures Your choice Eva or Brantford
 Moen Brushed Nickel Bath Accessories Your choice Eva or Brantford
 Walk in Closets with Continuous wire hanging shelving

INTERIOR STANDARD

9' High Main Floor Ceilings
 8' Concrete Foundation Pour
 8' 2nd Floor Ceilings (Per Plan)
 Pre-Finished Strip Oak Somerset Hardwood Flooring in Foyer
 42" Woodburning or Direct Vent Fireplace, your choice
 with marble surrounds and wood mantle
 Painted interior doors with 6 different styles to select with 3 1/4" trim
 SilverLine an Andersen Co. Low E Single-Hung, Vinyl Windows w/5/8"
 Insulated Glass, Drywall Returns and Painted Wood Sills
 Wood 5 1/4" Painted Wood Baseboards
 Window Grills on Front Elevation
 Kwikset Satin Nickel Tustin Lever Handles throughout
 Open Staircase to Basement with Wrought Iron Spindles and Stained Oak
 Handrail
 Elongated Toilets in all Bathrooms
 Aqua Pex "A" Tubing on all Pressured Water Lines
 50 Gallon Gas Hot Water Heater
 Water Shut Off at each Plumbing Fixtures
 Black Iron or Stainless Flex Pipe for Gas Supplies
 Plumbing Stacks Held to Outside Basement Walls for Finishing Lower Level
 Water Faucet in Basement and Garage
 200 amp Electrical Service w/Copper Wiring
 Lighting Allowance of \$1000.00
 Brace, Wire and Install for Ceiling (purchased @ Metro) in Great Room
 All Bedrooms Prewired for Switched Ceiling Lights
 Smoke Detectors Installed (per code)
 Advanced Home Technology Package with a Centralized Wi-Fi location
 Plus your choice of up to 5: TV/Telephone or Data Jacks included
 Designer White Switch Plate Covers and Outlets

FLOORING

CARPET - Shaw or Dream Weaver Broadcast - Wall to wall Carpet in
 Great Room, Hallways, Dining Room, Bedroom and Bedroom closets (Per Plan)
 VINYL - Laundry Room No-Wax Armstrong Initiator Vinyl Flooring
 DURACERAMIC - Jack & Jill, Powder Room, Hall Bath or Lower Level Bath -
 Duraceramic Tile
 CERAMIC TILE - Master Bath - Dal Tile 12 x 12
 HARDWOOD - Armstrong American Scrape Hickory Engineered 3/8 Hardwood
 Foyer, Breakfast Room and Kitchen
 6 lb. Carpet Pad

QUALITY CONSTRUCTION FEATURES

"Watch Dog" Exterior Foundation Waterproofing with 10 yr Limited Warranty
 Dual Foundation Drainage System (Inside/Outside) with sump pit
 Engineered Roof Trusses w/ 1/2" Roof Sheathing
 3/4" Tongue and Grooved Premium Subfloor, Glued and Nailed
 2 x 6 Exterior Walls, 16" on Center
 OSB Rigid Board Sheathing on Exterior Walls
 Full 8' Steel Reinforced Concrete Basement Walls
 1-Year Builder's Warranty and 10-Year (Builder Provided) Residential Warranty
 5-Year Electrical Protection Plan
 Rough in Radon System

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STD Features 3.11.18

NOTE: Specifications are subject to change without notice. We reserve the right to substitute materials of equal or greater value and quality

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6 lb. Carpet Pad