

33 Eagle Rock Road
Premium Bonus/Green Features on Builder's Personal Home

Low Maintenance:

- *Extensive use of PVC exterior trim (won't rot, warp or attract insects)*
- *Cement composite siding & soffit materials which were factory pre-coated with 2 coats of paint*
- *Balance of prepaid extended 10 year warranty on HVAC units*
- *Composite decking with powder coated aluminum railings*
- *Permanent gutter guards minimize clogging/cleaning*
- *Commercial (grade L) copper water pipes*
- *Lifetime finish exterior locksets*
- *Epoxy coated garage floor*

Air Control/Moisture Control:

- *Outside air intake with timer integrated into HVAC system to circulate fresh air*
- *Humidifier built into 1st floor HVAC system*
- *Sump pump with float switch in crawl space*
- *Fan driven, continuous flow radon venting system*
- *Emergency overflow drains under dishwasher, refrigerator, & washing machine*

Energy Efficiency:

- *Clad thermo-pane casement windows*
- *Masonry ventless fireplace with premium gas logs & outside air draw*
- *Fire retardant cellulose insulation sprayed in all exterior walls plus many interior walls & ceilings*
- *Extensively caulked at the framing stage:*
 - *At the junction of the floor & exterior walls*
 - *At T-posts in exterior walls*
 - *In combination with backer rod in the cavity around all windows & exterior doors*
- *Sealed pull-down attic stairs*
- *Tankless gas HWH – virtually endless hot showers*
- *Fully insulated garage with insulated garage doors*
- *Self closing foundation vents*

Additional Items:

- *Built in speakers in great room & on deck*
- *Drip irrigation system*
- *Built in alarm system; carbon monoxide detector*
- *Generous supply of extra materials: shake siding, shingles, synthetic stone, driveway pavers & touch-up paint*