

Manor Home Specifications

EGC incorporates quality and value into its design specifications to deliver a home that exceeds today's standard. To that end we have developed a set of specifications that provide the utmost in comfort and energy efficiency while providing our customer with the satisfaction of knowing they have a well built home.



Elegant Appointments

- ✓ Granite countertops in the Kitchen, Master Bath and Powder Room
- ✓ Solid wood cabinets with hidden tracks, two step finishes and heavy-duty hardware
- ✓ Crown mold in Living room, Dining room, Kitchen, Master Bath
- ✓ Professionally designed landscaping
- ✓ Select Maple wood flooring in various areas
- ✓ Home security package with hard-wired connections
- ✓ Masland brand carpeting
- ✓ Moen faucets and accessories
- ✓ GE Profile appliances
- ✓ 10' ceiling height on Main Level
- ✓ 9' ceiling height on Terrace Level
- ✓ See-through gas-log fireplace
- ✓ Wood, six (6) panel entry door with two leaded glass sidelights and transom
- ✓ Maintenance free Aluminum soffit and fascia for elegant appearance
- ✓ Solid brass door hardware on interior doors and entry door

Responsible Energy Efficiency Factors

- ❖ Pella aluminum clad exterior, wood interior, insulated windows with UV protectant
- ❖ UV Air purification system
- ❖ Bryant Plus 90, 92% AFUE gas forced-air furnace with Bryant 10 SEER Central Air and rigid duct work
- ❖ April Aire Bypass Humidifier
- ❖ Elk Prestique 30 Year heavy duty fiberglass "Dimensional" shingle
- ❖ Insulation factors
 - ❖ Ceiling: R38 - 12" blown-in wool
 - ❖ Exterior walls: R13 batts
 - ❖ Sound Batts in Master Bedroom, all Bathrooms and first floor laundry
- ❖ Gas 75-gallon gas-fired Water Heater
- ❖ Steel insulated raised panel overhead garage door, includes belt drive garage door opener with 2 transmitters, electric eye sensor, & wireless entry pad
- ❖ Weather-stripping on interior and exterior garage doors

Trustworthy Structural Checkpoints

- ✓ Interior and exterior walls are framed with 2' x 4' or 2' x 6' premium stud grade spruce spaced 16" O.C.
- ✓ Subfloor is sheathed with 3/4" Tongue and Groove O.S.B. glued, nailed and screwed
- ✓ Continuous aluminum gutters are tied into Schedule 40 PVC underground storm drain system
- ✓ Entry porch and rear porch ceilings covered with an elegant stained "V" groove pine
- ✓ Pre-wired for installation of sound system
- ✓ Tub and shower walls are built with galvanized wire lathe and Portland cement for added strength and durability
- ✓ Doubled 2x10 or 2x12 headers with plywood flitch plate for doors and windows
- ✓ Roof is sheathed with 7/16" OSB and interlocked with anchor clips
- ✓ Brick Mortar is colored and tooled with "Grape vine" joint
- ✓ Exterior concrete is poured 4" thick with Class A 4,000 psi concrete, air entrained
- ✓ Garage slab is poured with steel reinforcing bars 2' x 2' on center, both directions with keyways in the foundation to provide for long term stability
- ✓ All concrete slabs have control joints to help control cracking
- ✓ Foundations are poured with steel reinforcing bars, wall anchors and stepped to grade every 2'
- ✓ Hot tar water control seals the exterior of foundation to protect against dampness
- ✓ Interior of foundation to have insulation at joist ends and from top to 4' below grade

EGC's Beneficial Service & Amenities

- Your home is designed with the personal assistance of a professional Interior Designer operating from an in-house design studio
- Continuous quality assurance program supervised by educated and experienced supervisor provides for quality construction techniques on your job
- Each customer works directly with the people building and designing their home
- Our customers have access to a huge library of accessories and materials for their home that include vendors from around the world and the area's finest craftsmen
- All utilities are run underground and include cable T.V. and telephone
- Individual mailbox with brass house number for each residence
- All lawn areas automatically irrigated

Finishes will vary based upon Floorplan and location. In our continuing effort to meet customer expectations, EGC reserves the right to modify features and specifications without notice or obligation.