

# Eagle Springs 40'

## Get More out of Your Home

### Included Features

#### High Performance Living with Cost Savings and Comfort

- Energy Star Certified Homebuilder:
- -R-15 Batts in all exterior walls
- -R-22 Batts in all attic knee walls and sloped ceilings
- -R-38 Blown insulation in all flat ceilings
- Efficient R-6 flex duct on A/C and heating systems
- High efficiency gas hot water heater
- High efficiency **Carrier** 14+ SEER A/C system with
- Puron ozone friendly refrigerant
- Energy efficient double paned insulated Low-E windows
- Polysealant around exterior base plates, doors, electrical outlets and windows
- Energy saving **LP TechShield** radiant barrier roof
- decking to reduce heat transfer into the attic
- All exterior doors weather-stripped on site
- Beazer Homes is a partner of the Greater Houston Builder's Association and is a recognized Green Builder.
- Energy Star rated **Honeywell FOCUS PRO 6000** programmable digital thermostat
- All water lines installed with a shut off valve

#### Quality Construction

- Tyvek weatherization provides protection against water and moisture
- American made ACME clay brick
- Durable Certainteed siding and soffit fascia
- 10 year structural warranty program
- 16" stud spacing
- Smoke detectors with battery backups
- **Resource efficient finger-joint studs**
- **OSB Panels securing the top and bottom plate**
- Engineered and inspected post-tension foundation

#### The Beazer Experience

- **F.O.C.U.S inspection- 800+ item checklist**
- **3rd party quality inspections of foundation, framing, and at the final construction phase**
- New home orientation with builder
- **Dedicated customer care and service warranty department available 24 hours a day, 7 days a week**
- MyBeazerHome.com, a website personalized for your new home experience
- Personal design consultation at Beazer's design studio

#### Beautiful Kitchens

- **Level 1 granite countertops in kitchen**
- **Stainless steel sink**
- Recessed can lighting in kitchen and breakfast area (per plan)
- Whirlpool appliances - Microhood vented to outside, electric range, dishwasher
- 30" recessed panel Timberlake cabinets with hidden hinges
- 1/3 Horsepower garbage disposal

#### Elegant Baths

- **Relaxing 36" garden tub/shower w/ceramic tile surround in owner's bath**
- Cultured marble vanity tops with dependable Moen faucets
- **Timberlake stained Oak vanity cabinets in all bath**
- Cultured Marble on shower walls for easy cleaning and elegance

#### Inside Your New Beazer Home

- Well-designed plans with raised ceilings, arches, niches and plant ledges (per plan)
- T-1 tile in entry, kitchen, breakfast, powder, and utility room
- **Raised panel interior doors with brushed nickel hardware**
- Electric dryer connections
- Vinyl flooring in kitchen, breakfast area, utility, all baths and powder room
- 3 speed ceiling fans in family room and owner's bedroom and pre-wired in all secondary bedrooms
- Brushed nickel lighting fixtures in focal areas
- **2" faux wood blinds on operable windows**
- 2 cable and 2 phone outlets
- Stylish rounded sheetrock corners
- Full security system with key pad
- Spacious walk-in closets (per plan)

#### Outside Your New Beazer Home

- **Level 1 Leaded Glass Front Door**
- Fully sodded front and back yard with landscaping package and 6' privacy fence
- Spacious covered patio (per plan)
- Coach light on garage above cast stone engraved address block
- 2 hose bibs
- Kwikset locks on all exterior doors
- 30 year Certainteed architectural shingles
- Upgraded Sonoma garage door

