



# Birchwood / St. Anthony

## Standard Specifications

### Home Exterior

- calcite brick
- prefinished maintenance-free vinyl siding, aluminum soffits, fascia, eavestrough and downspouts
- self-sealing shingles, 30 yr. warranty
- maintenance-free vinyl windows
- insulated metal exterior doors
- prefinished metal sectional garage overhead door, when applicable
- seeded front, rear & side yards
- exterior hose bib
- concrete driveway
- Platon basement drainage system

### Interior Finishing

- painted interior doors (from builders' samples)
- painted casing baseboard (from builders' samples)
- closets fully trimmed around openings
- textured ceilings
- ceramic flooring in kitchen, bath and foyer (from builders' samples)
- Dupont Stainmaster carpeting, with high density underpad
- all painted surfaces are triple coated (one primer coat, two finish coats)

### Kitchen/Bathroom/Laundry

- choice of quality kitchen cabinets
- choice of washroom vanity
- 1 piece acrylic bathtub
- mirror in washroom
- colour coordinated bathtub, vanity basin and insulated toilet (white)
- laundry area to include washing machine connections, heavy-duty dryer receptacle, and dryer vent

### Electrical & Mechanical Features

- high-efficiency forced air gas furnace with rental hot water heater
- HRV
- 100 amp electrical service
- 2 exterior weatherproof electrical outlets connected to a safety ground fault circuit
- 3 telephone jacks
- 2 cable television outlets
- kitchen rangehood (exterior vented)
- washroom/ventilation fan
- ceiling light fixtures in all finished rooms except living room which will have a switched wall outlet
- Light fixture allowance \$500

### Insulation

- R-50 blown-in ceiling insulation for superior comfort and energy conservation
- R-24.5 perimeter wall construction completely fitted with "Fiberglass Pink" friction-fit insulation
- basement insulation to code
- entire home wrapped with Tyvek paper (or equivalent) to reduce drafts
- complete caulking to entire exterior

### Options & Amendments

Feel free to ask us about Options — we'd be glad to price them for you.



**First Family  
Homes Inc.**

**519-351-8722**

These specifications, due to continuous improvements and modifications, are subject to change without notice.  
November 2014