



The PREMIER SUBDIVISION of

Queensgate Specifications

Tilbury, Ontario

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 insulated metal sectional garage overhead door
- seeded yard
- exterior hose bib
- driveway to be wood formed with 2x4, and crushed stone

Interior Finishing

- painted COLONIAL 800 series doors
- painted COLONIAL baseboard
- closets fully trimmed around openings
- textured ceilings
- ceramic flooring in kitchen, bath & 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 kitchen cabinets
- choice of washroom vanity (in above allowance)
- 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
- 100 amp electrical service
- 2 exterior weatherproof electrical outlets connected to a safety ground fault circuit
- telephone jacks and cable television outlets (total of 5)
- 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, and ISO exterior insulation
- basement insulation R12 to Floor
- entire home wrapped with Tyvek paper (or equivalent) to reduce drafts
- complete caulking to entire exterior



**First Family
Homes Inc.**

351-8722

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