



Standard Quality Appointments

Home Exterior

- Clay Brick/stone Exterior
- Prefinished maintenance-free aluminum soffits, fascia, eavestrough and downspouts
- Self-sealing asphalt shingles, 30 yr. Manufacturer's warranty
- Maintenance-free vinyl casement windows complete with screens on all operable windows. Basement windows are all sliders
- Metal insulated entry doors, with high quality weather stripping complete with durable hardware and dead bolt
- Prefinished non-insulated raised sectional steel garage over head door
- Doors and windows sealed with caulking
- Reinforced poured concrete porch
- Poured concrete basement walls with foundation drainage tile, inside and out
- Submersible sump pump
- Platon basement waterproofing
- Steel beam support in basement
- Exterior R24.5 2x6 walls, complete with exterior insulated sheathing, R50 blown-in insulation in attic. Exterior basement walls to be insulated with R20 basement blanket
- Poured concrete garage floor with saw cuts and expansion joints
- Poured concrete driveway and walk
- Site graded to the requirements of the site plan
- Sodded front yard and seeded rear yard
- Two exterior hose bibs (one in garage)
- Fully insulated, drywall and painted garage

Home Interior

Interior Trim

- Choice of paint grade doors from Builders' Samples
- painted casing and baseboard
- closets fully trimmed around openings
- closets equipped with wire shelving
- 9' textured ceilings
- bullnose drywalled corners

Painting

- All interior walls to be triple coated, one primer, two finish coats, latex
- One colour throughout, choice from Builder's samples
- Doors and trim to be painted with semi-gloss latex
- Textured ceilings in main areas

Kitchen

- Double-compartment stainless-steel sink with single-lever faucet
- Vented two-speed exhaust fan with light over stove area. Exterior vented
- Heavy-duty receptacle for stove
- Dedicated electrical outlet for refrigerator and microwave
- Choice of custom kitchen cabinets and counter tops from Builder's samples
- Electrical outlets at counter level for small appliances

Baths

- Custom vanity in main bathroom (s) from Builders' Samples
- White 1 piece acrylic bathtub, vanity basin and insulated toilet
- Wall mirror in bathroom, over vanity
- Exhaust fan in bathroom, vented to outside
- Privacy lock on bathroom door
- Single-lever faucet on vanity basin
- Single-lever, pressure balanced shower faucet
- Shut-offs at all plumbing fixtures
- Rough-in for three-piece bath in basement
- Electrical outlet beside vanity in bathroom with ground fault breaker feature
- Choice of quality flooring from Builder's samples for all bathrooms.

Flooring

- Choice of quality flooring from Builder's samples
- High quality stainmaster broadloom, with high density underpad, throughout
- All subfloors to be glued and screwed to reduce squeaking Floors

Laundry Area

- Plumbing for automatic washer
- Heavy-duty electrical outlet for dryer
- Electrical outlet for washer
- Exterior vent provided for dryer

Electrical & Mechanical Features

- 100-amp circuit-breaker panel with copper wiring throughout
- All wiring in accordance with Ontario Hydro Standards
- Ceiling light fixtures in all finished rooms except living room, which will have a switched wall outlet
- White plugs and white Decora light switches
- 2 exterior weatherproof electrical outlets connected to a safety ground fault circuit
- Electric door chimes
- Direct wired smoke/CO detectors installed on main level
- Direct wired smoke detectors installed on lower level
- Internal wiring and jacks installed for 3 telephones
- Internal wiring and jacks installed for 2 cable television outlets
- Rough-in for central vacuum system, for finished areas only

Heating

- Hi-efficiency forced air gas furnace, direct vent
- HRV
- Rental gas hot water heater
- Central air unit

First Family Homes Inc.

519-351-8722

"First quality at an affordable price"



These Specifications, due to continuous improvements and modifications, are subject to change without notice. Fall 2019

