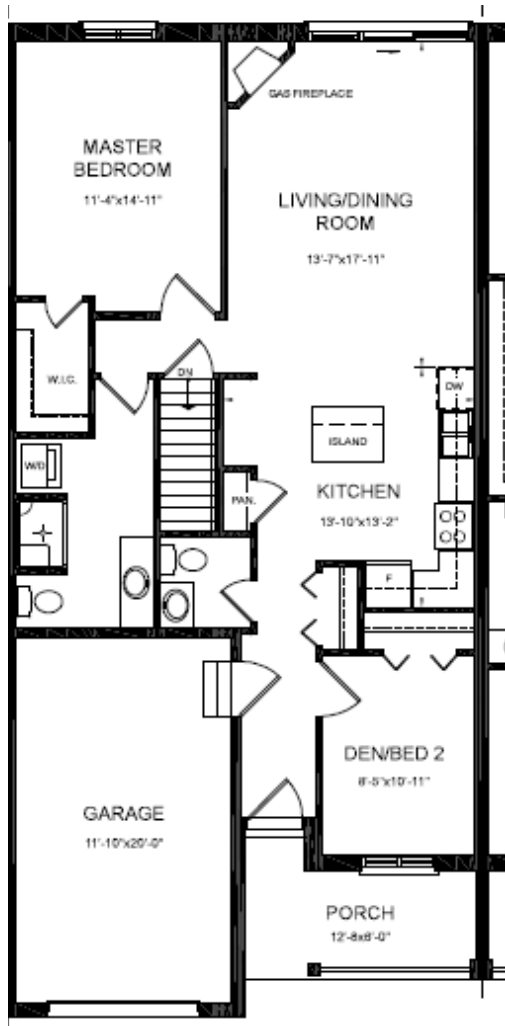
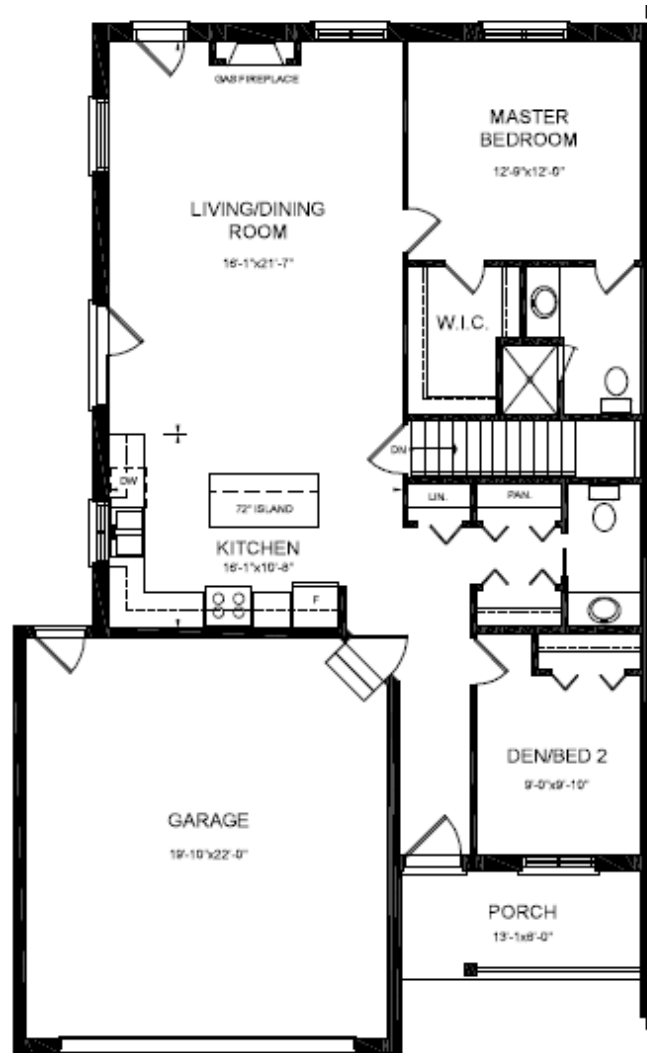




# Cathcart Townhomes



**Interior Unit**



**End Unit**



Chatham-Kent  
Home Builders Association



**First Family Homes Inc.** 10968 River Line, Chatham, ON N7M 5J4  
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First Family Homes presents

# Cathcart Townhomes

Town of Tilbury, Chatham-Kent



## Our Features

### Home Exterior

- Brick front Exterior, with partial brick with board and batten siding sides and rear
- Prefinished maintenance-free aluminum soffits, fascia, eavestrough and downspouts
- Self-sealing asphalt shingles, with 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 raised sectional steel garage overhead 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, where applicable
- Exterior R24.5 2x6 walls, complete with exterior insulated sheathing; R60 blown-in insulation in attic. Exterior basements 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, seeded side and rear yards
- Two exterior hose bibs (one in garage)
- Fully insulated, drywall and primed garage

### Interior Finishing

- Painted colonial trim
- Closets fully trimmed around openings
- Nine foot Textured ceilings
- Choice of flooring from Builder's Samples
- All painted surfaces are triple coated (one primer coat, two finish coats)
- Bullnose drywall corners throughout

### Electrical & Mechanical

- High Efficiency forced air gas furnace
- Central Air
- HRV
- 200 amp electrical service
- Two exterior weatherproof electrical outlets, connected to safety ground fault circuit
- Telephone jacks
- Cable television outlets
- Kitchen rangehood exterior vented
- Washroom/ventilation fan
- Ceiling light fixtures in all finished rooms, except living room which has a switched wall outlet
- Rough-in for electric car charging

### Insulation

- Blown-in ceiling insulation for superior comfort and energy savings
- R-24.5 perimeter wall construction, completed 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

### Kitchen/Bathroom/Laundry

- Choice of Quality cabinets from allowance
- One piece acrylic bathtub
- Mirror in washroom
- Colour coordinated bathtub, vanity basin and insulated toilet
- Laundry area includes washing machine connections, heavy-duty dryer receptacle, and dryer vent

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

Fall 2019



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