First Family Homes Inc.

Specifications

Standard Specifications

Home Exterior

- Brick and maintenance-free vinyl siding
- Aluminum soffits, fascia, eavestrough and downspouts, colour coordinated
- Self-sealing shingles, 30 year Warranty
- Maintenance-free vinyl windows by Golden Windows
- Insulated metal exterior doors
- Prefinished insulated metal sectional garage door,c/w door opener
- Sodded front yard and seeded side & rear yard
- Two exterior hose bibs, one in garage
- Concrete driveway, and walk with wire mesh reinforcing
- Platon basement water proofing

Interior Finishing

- Painted trim
- Closets fully trimmed around openings
- Nine foot Textured ceilings
- Flooring from Builders' samples
- All painted surfaces are triple coated (one primer coat, two finish coats)
- Bullnose drywall corners throughout

Electrical & Mechanical

- Hi efficient forced air gas furnace
- Central Air
- HRV
- 100 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 wiring in all finished rooms, except living room which has a switched wall outlet (Fixtures supplied by purchaser)

Insulation

- R-50 blown-in ceiling insulation
- 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

- Kitchen and washroom cabinetry allowance from Builders' samples
- One piece acrylic bathtub/shower
- Colour coordinated bathtub, vanity basin and insulated toilet
- Laundry area includes washing machine connections, heavy-duty dryer receptacle, and dryer vent

This Home also features:

- Colour choice of brick, shingles, aluminum and siding from Builders' samples

Novvember 2020

These specifications , due to continuous improvements and modifications, are subject to change without notice.
Price is Inclusive of HST, net of Rebate, assigned to Builder

BUILDING THE Best™
Chatham-Kent
Home Builders Association

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TARION REGISTERED BUILDER WARRANTY CORPORATION