

Kenzie Lane

Tilbury, Ontario

Standard Specifications

Home Exterior

- High quality brick
- Prefinished maintenance-free vinyl siding, aluminum soffits, fascia, eavestrough and downspouts
- Self-sealing shingles, 30 yr. warranty
- Maintenance-free vinyl windows by Golden Windows
- Insulated metal exterior doors
- Prefinished insulated metal sectional garage overhead door
- Sodded front and seeded yard
- Exterior hose bib
- Reinforced concrete driveway and sidewalk

Interior Finishing

- Choice of paint grade doors and trim from Builders' samples
- Closets fully trimmed around openings
- Textured ceilings
- Choice of flooring (from Builders' samples)
- All painted surfaces are triple coated (one primer coat, two finish coats)

Kitchen/Bathroom/Laundry

- Choice of kitchen cabinets
- Choice of washroom cabinet
- 1 piece acrylic bathtub/shower
- 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
- Electric hot water tank
- HRV
- Central Air
- 100 amp electrical service
- 2 exterior weatherproof electrical outlets connected to a safety ground fault circuit
- 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 fixtures, supplied by purchaser
- Radon Mitigation system

Insulation

- Blown-in ceiling insulation (R-60) for superior comfort and energy conservation
- R-24.5 perimeter wall construction completely fitted with "Fiberglass Pink" friction-fit insulation, and ISO exterior insulation (or equivalent)
- Basement insulation R20 to Floor
- Entire home wrapped with Tyvek paper (or equivalent) to reduce drafts
- Complete caulking to entire exterior



**First Family
Homes Inc.**

519-351-8722

www.firstfamilyhomes.com

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

Spring 2026