



# HENDERSON

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## DEVELOPMENTS

### FOREST HILL PRESENTATION SHEET

#### **Distinct Construction Features**

All Permit costs  
Design work suitable for construction  
Site supervision and building layout  
Architecturally controlled exteriors that feature a complementary mix of materials, colours and design.

#### **Windows and Doors**

`North Star' Windows have Triple weather-stripping, Low-e glass and Super Spacer<sup>®</sup> technology  
All operating windows will have screens  
Window and Doorframes foam sealed  
Anniversary collection interior doors with choice of hardware  
Basement windows to be sliders  
Exterior steel insulated doors with weather stripping  
Insulated metal garage door(s) with automatic opener

#### **Exterior Finishes**

Excavation for foundation  
Poured concrete basement walls  
Exterior basement walls framed and insulated with R-24 to full height from concrete floor with a vapour barrier  
Damp proofing and weeping tiles  
Air gap foundation wrap

Back fill and grading for proper drainage  
Exterior walls on house built with 2" X 6" construction with R-24 insulation  
Building wrap continuous air barrier  
5/8" Tongue & Groove plywood sub floor glued and screwed  
R-50 insulation in ceilings  
Pre-engineered wood trusses, roof pitch as per plan  
All brick veneer (Stucco and stone optional)  
Maintenance free pre-finished aluminum soffit, fascia and trough  
Poured concrete front step  
Rear wood deck as per plan  
Owens Corning Oakridge shingles  
Asphalt paved driveway  
Fully Sodded yard

#### **Flooring Features**

As per Builders Selection & allowance  
Choice of ceramic tile, hardwood and carpet

## **Kitchen Finishes**

As per Builders Selection & allowance  
Double stainless sink with single lever  
Moen Single Lever Tap  
Rough in for dishwasher provided  
Dedicated microwave electrical outlet  
provided as per plan  
Custom kitchen design with Granite  
countertops  
Kitchen Pantry Optional (as per plans)

## **Interior Features**

Drywall surfaces painted with 3 neutral  
colours (primer and 2 coats)  
8-foot ceilings on main floor  
(9 foot optional)  
Tray, coffered or Vaulted ceilings  
(optional)  
Rounded drywall corners  
Large style baseboard and casing  
Coated wire shelving in all closets  
Garage insulated, drywall and primed

## **Electrical Features**

200 – Amp electrical service with circuit  
breaker panels  
Two exterior weatherproof plugs plus one  
in soffit  
White décora switches and décora plates  
Smoke and carbon monoxide detectors  
wired to panel  
Front entry door chimes  
An exterior light at all points of entry  
Rough in for 4 cables, 4 telephone jacks  
Lighting package (allowance)  
(As per Builder Selections)  
Central vac roughed in for future  
Basement receptacle provided at  
Panel

## **Plumbing and Bathroom Features**

As per Builders Selection  
Custom vanities with granite countertops  
in Main and ensuite  
White plumbing fixtures (as per plan)  
High Toilets  
Moen Eva chrome taps  
Two exterior frost-free tap  
Pex type water pipes  
3 piece rough-in bathroom in basement  
Water softener (optional)  
Water line to Fridge (Optional)

## **Home Comfort Features**

Lennox 95% High Efficiency gas furnace  
Lennox Central air conditioning  
Lennox Heat recovery ventilator (HRV)  
Gas fired water tank- rental  
Sealed basement ductwork  
Digital programmable thermostat  
Lennox Gas Fireplace (Optional)  
Gas BBQ line (optional)  
Gas line for Stove (optional)

## **Laundry Room**

Laundry hook ups where laundry  
provided  
Exterior vent provided for dryer  
Cabinets as per plan

## **Basement**

Option to have walk out and fully finished

Please note, features may vary with each home