

Orland Acres **Presentation Sheet**

Design work suitable for construction
Site supervision and building layout
All Permits building, plumbing, etc.
Vendor to pay associated GST provided that purchaser is owner and agrees to assign all associated GST rebates.
Registration in TARION

Site Work

Excavation for foundation
Backfill and grading for proper drainage
Lot graded around house
'A' Gravel driveway

General

Exterior walls on house built with 2" X 6" construction 8 feet high
R-20 bat insulation
Building wrap continuous air barrier
Pre-engineered wood trusses, roof pitch as per plan
High efficiency gas furnace and HRV

Exterior Finish

Horizontal vinyl siding exterior as per elevation and Plan
Maintenance free pre-finished aluminium soffit, fascia and trough
30 year warranty self sealing asphalt shingles

Window and Doors

White vinyl windows North Star windows
Window and door frames foam sealed
5 foot sliding glass door as per plan
Basement windows to be sliders
Exterior doors steel insulated doors with weather stripping
Garage door as per plan

Electrical Features

200 – Amp electrical service with circuit breaker panels
Two exterior weatherproof plugs
White receptacles, switches and plates
Smoke and carbon monoxide detectors wired to panel
Front entry door chimes
An exterior light at all points of entry
Rough in for 3 cable, 3 telephone jacks and central vac
Lighting package (TBD)

Plumbing and Bathroom Features

White plumbing fixtures
One, 4-piece bathroom on the main floor with one piece tub/shower
Double stainless steel kitchen sink
Single lever taps
Two exterior frost free tap
Single laundry hook up for washer and dryer
Rental gas water heater

Interior

Drywall surfaces painted with one colour
Rounded drywall corners
Colonial style 5” baseboard and casing
Smooth or stipple ceilings
Flooring of your choice material supplied and installed for an allowance (TBD)
Quality kitchen and vanities material supplied and installed for an allowance (TBD)
Home cleaned upon presentation.