



# HENDERSON

## DEVELOPMENTS

### CHAPEL STREET SEMI-DETACHED HOME PRESENTATION SHEET

#### **Distinct Construction Features**

- All Permit costs
- Design work suitable for construction
- Site supervision and building layout

#### **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 quality antique nickel, brushed chrome, or antique brass hardware
- Basement windows to be sliders
- Exterior steel insulated doors with weather stripping
- Front door as per builders choice
- 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-20 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-25 insulation
- Building wrap continuous air barrier
- 5/8" Tongue & Groove plywood sub floor glued and screwed
- R-50 insulation in ceilings (R-32 in cathedral ceilings)
- Pre-engineered wood trusses, roof pitch as per plan
- Architectural stone front with Vinyl siding on 3 sides
- Maintenance free pre-finished aluminum soffit, fascia and trough
- Poured concrete front step as per plan
- 30 year warranty self sealing asphalt shingles
- Asphalt paved driveway

### **Flooring Features**

- Choice of ceramic tile in foyer, kitchen, bath and laundry room, carpeted stairs and bedrooms, Engineered hardwood in living room and dining area as per builders choice

### **Kitchen Finishes**

- Double stainless sink with single lever tap
- Rough in dish washer provided
- Dedicated microwave electrical outlet provided as per plan
- Custom kitchen design with post form countertops as per plan allowance

### **Interior Features**

- Drywall surfaces painted with 3 neutral colours (primer and 2 coats)
- 8 ceilings on main floor
- Rounded drywall corners
- Large style baseboard and casing
- Coated wire shelving in all closets
- Smooth ceilings
- Tray ceilings (as per plan)
- Garage insulated, drywall and primed

### **Home Comfort Features**

- Lennox High Efficiency gas furnace
- Lennox Central air conditioning
- Lennox Heat recovery ventilator (HRV)
- Gas fired water tank-rental
- Sealed basement ductwork
- Digital programmable thermostat

### **Electrical Features**

- 100 – Amp electrical service with circuit breaker panels
- Two exterior weatherproof plugs
- White decora switches and standard plates
- Smoke and carbon monoxide detectors wired to panel
- Front entry door chimes
- Exterior lights at all points of entry
- Rough in for 3 cables, 3 telephone jacks
- Lighting package
- Central vac roughed in for future
- Basement receptacle provided at Panel

### **Plumbing and Bathroom Features**

- White vanities and post form counter-tops in Main and ensuite bathrooms
- White plumbing fixtures
- Moen Eva chrome taps
- Two exterior frost free tap
- Pex type water pipes (fewer connections)
- 3 piece rough-in bathroom in basement

### **Laundry Room**

- Laundry hook ups as per plan
- Exterior vent provided for dryer

**Please note, features may vary with each home**