



# HENDERSON

## DEVELOPMENTS

### Division 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 choice of hardware  
Basement windows to be sliders  
Exterior steel insulated doors with weather stripping  
Front Door as builders Choice  
Insulated metal garage door 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-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  
Brick front with Vinyl siding 3 sides  
Maintenance free pre-finished aluminum soffit, fascia and trough  
Poured concrete front step  
Asphalt paved driveway

#### **Flooring Features**

As per flooring allowance – Builders Selections  
Choice of ceramic tile in foyer, kitchen, bath and laundry room  
Carpeted stairs and bedrooms  
Hardwood in living room and dining area

#### **Kitchen Finishes**

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 post form countertops

## **Interior Features**

Drywall surfaces painted with 3 neutral colours (primer and 2 coats)  
8-foot ceilings on main floor  
Rounded drywall corners  
Colonial Trim  
Coated wire shelving in all closets  
Tray ceilings (as per plans)  
Garage insulated, drywall and primed

## **Electrical Features**

100 – Amp electrical service with circuit breaker panels  
Two exterior weatherproof plugs plus one in soffit  
White décora switches and Decora 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 cables, 3 telephone jacks  
Lighting package (allowance)  
Central vac roughed in for future  
Basement receptacle provided at Panel

## **Plumbing and Bathroom Features**

White thermo-foil custom vanities and post form countertops in Main and ensuite  
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

## **Home Comfort Features**

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

## **Laundry Room**

Laundry hook ups where laundry provided  
Exterior vent provided for dryer

Please note, features may vary with each home