



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[®] 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