



Standard Construction Features For Abbott Lane Towns

Quality Construction Traditional Stick frame Construction at Vendors preference. Note some substitutions of equal quality may apply to below (based on type and season of construction.)

- Poured concrete foundations on poured concrete footings with waterproofing around foundation perimeter
- Standard 7' 10" basement
- Kiln dried floor joists on 16" centres, 5/8 T&G, glued and pneumatically fastened to ensure a more silent floor. Steel beam for main support beam.
- 2 x 6 exterior walls built on 16" centres for a quality premium structure.
- Wall and ceilings insulated to meet or exceed the Ontario Building Code SB-12 for Energy Efficiency Attic: R60, Walls: R22, Basement R20 continuous wrap
- Fireproofing wall system between units per Ontario Building Code
- Roof system includes galvanized metal eaves starters on entire perimeter.
- Roof covered with quality Duration asphalt shingles
- Garage includes pre-finished steel insulated sectional doors as per elevations

Heating

- Natural gas high efficiency forced air heating system with ducting sized to accommodate optional central air conditioning
- Energy efficient Heat Recovery Ventilating System (HRV) installed and balanced to supply a continuous flow of fresh air throughout your home.
- Natural Gas Tankless Water Heater (Rental)

Electrical

- 100 amp underground service with circuit breaker panel
- All copper wiring throughout house
- Light switches and electrical outlet heights are adjusted for ease of use
- Door chimes installed at front entrance way.
- Pre wired for optional garage door opener
- Two exterior plugs, GFI protected, one at back of home and on front porch
- Six interior pot lights per plan
- Attractive modern ceiling fixtures (where applicable) all bedrooms, family room, great room, and closets. (As per plans)
- Switch controlled receptacle in living room.
- Pre-wired for two telephone and two cable television outlets (client to choose locations)
- Lighting installed at all points of entry

Plumbing

- Double stainless steel kitchen sink with single lever faucet
- Opening for dishwasher with plumbing and electrical rough in
- Anti-scald pressure balancing valves in all showers
- Water efficient toilets, taps and shower heads One piece acrylic tub and shower units (as per plan)
- Two exterior taps
- 3 pc. Rough-in in basement, in a predetermined location



Exteriors/Windows and Doors

- Maintenance free quality vinyl siding, in Board and Batten design
- Maintenance free aluminum soffit, fascia and eavestroughs
- Maintenance free Low E argon filled vinyl windows throughout with internal colonial grills (as per elevations)
- Maintenance free vinyl basement windows (as per plans) Standard is 36" x 24"
- Maintenance free insulated steel doors complete with vinyl clad frames

Exterior Features

- Fully graded and sodded lawn
- Paved asphalt driveway
- All services from the road underground including, telephone, gas, cable and hydro
- 8' X 12' poured concrete rear patio

Kitchen

- Quality cabinetry with quality cabinet hardware.
- Laminated counter tops in a variety of colour choices
- Two-speed range hood fan with light and charcoal filter

Bathroom

- Quality cabinetry with quality hardware
- All white bathroom fixtures
- Mirrors installed in all bathrooms

Interior Finishes

- All interior drywall surfaces have two finish coats of interior latex designer white
- Textured ceilings throughout
- 8' ceilings are standard on main living level
- Colonial white painted baseboard and window Trim Package
- Colonial Interior Doors with levered hardware. Various upgrade options are available.
- Quality Laminate floors throughout in a variety of colour choices.
- Ceramic tile in bathrooms in a variety of colours

Warranty

- Full new Seven Year Home Warranty as per Ontario New Home Warranty Program (Tarion)

Appliances are NOT included.