

STANDARDS WESTVALE ESTATES

EXTERIOR:

- Lot graded and sodded – to the City of Waterloo requirements
- Gravel Driveway
- 9” poured concrete foundation, according to design
- 8’8” High foundation wall
- 10’ High Main Floor, 9’ High Second Floor
- Foundation drainage system consisting of damp proofing, perimeter drainage membrane draining to weeping tile in gravel drainage bed.
- 2 x 6 walls with 3/4” insulation board exterior frame
- All structural lumber and trusses constructed using Kiln-dried lumber.
- 7/16” OSB roof sheathing.
- Self-sealing, high grade asphalt shingles with 35-year manufacturer warranty.
- Exterior walls insulated to R-25 with R-60 ceiling insulation. R 20 Basement Insulation
- Stone and Sagiper Decorative Siding on Front Elevation
- Clay brick on Main Floor Sides and Rear
- Vinyl siding on Second Floor Sides and Rear
- Three exterior hose bibs.
- Garage Doors: fully weather-stripped metal, sectional, insulated, Openers included
- 8’ High - Front entry system
- Security deadbolts on all exterior doors.
- Double thermal pane Color vinyl casement Low E windows with screens. Pour in basement windows are sliders, white
- Pressure Treated Covered Rear Porch as per design
- 3/4” tongue and groove sub floors, glued and screwed

INTERIOR:

- Decorative “California” ceilings in all rooms.
- Series 800 doors 8’High on main floor 7 1/4” Baseboards on main floor, 5 1/4” Baseboard on second floor, 3,5” Casing through out
- Customized wire shelves in all closets
- Antique Nickel, Satin Nickel or Black interior Hardware
- Hardwood Railings with Metal spindles (Excluding Basement Stairs)
- Hardwood or LVF Interior Stairs (Excluding separate entrance stairs)
- Ceramic Tiles \$ 4.- per sq.ft. allowance
- Engineered Hardwood (Living, Dining, Office, Hallway) \$ 5 per sq.ft. allowance
- Luxury Vinyl Floor LVF whole house (Excluding Basement) \$ 4.50 per sq.ft. allowance

- Installation of Tiles and Floors is Included
- Three coats of quality paint for walls, White trim, and baseboard
- Backsplash \$ 7.50 per sq.ft. allowance

KITCHEN & BATH:

- Kitchen double sink, with single lever pull out faucet and 3rd water line for pantry faucet
- Kitchen & bathrooms cabinetry chosen from Builder’s samples, with Quartz or Granite counter tops, \$30,000 allowance.
- White plumbing fixtures with low consumption toilets.
- Washrooms shall have sized mirrors over sinks.
- Tubs with custom tile surround
- Custom glass shower in Ensuite
- Washer less taps and faucets in all baths.
- Pressure balance valves in all tubs/showers as per OBC

MECHANICAL & ELECTRICAL:

- High efficiency forced air gas furnace heating system.
- PV 50 gas fired hot water tank (to be rented by Purchaser).
- Floor drain in basement complete with future drain for water softener.
- 200 AMP service with circuit breakers.
- Copper wiring throughout as per Code.
- Smoke detectors on each floor as well as basement, and all Bedrooms, CO detector provided on bedroom levels.
- 50 Pot lights Included
- All other light outlets are supplied with standard fixtures, or can they be supplied by Customers, Stair and Dining Room Chandeliers are supplied by Customers, Installation is included (Complex assembly is Extra)
- Decora Receptacles and Switches
- Rough-in only /no covers/ for Cable, Telephone, Ethernet outlets
- Two weatherproof exterior electrical outlets.
- Connections for Washer and Dryer
- Water Line to Fridge
- Rough in for central vacuum
- Central Air Conditioner/ HRV
- Gas or Electric Fireplace - Painted or Tiled Mantle

GENERAL:

- Ceilings and walls may be modified to accommodate mechanical and electrical systems.
- Room dimensions may have minor changes.
- All homes are covered by the TARION New Home Warranty Plan:
- Paul Stencek Homes reserve the right, to make substitutions to products and suppliers of equal or better value if necessary.