



## STANDARDS FOR CUSTOM HOMES

### BASE PRICE:

- Two Story - \$ 280 per sq. ft.
- Bungalow - \$ 340 per sq. ft.
- Includes Design and all Drawings, Complete Construction, All Permits
- Lot cost is not included.
- Site Servicing, Septic Tank, Well, Clearing the Lot or Pre-Grading of the Lot to desired Grade, is responsibility of the Customer/ Landowner, or will be priced separately.

### EXTERIOR:

- Lot graded and sodded.
- Gravel driveway – up to 100' in Length
- 9" poured concrete foundation, according to design
- 8'10" High foundation wall
- 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 on front Elevations
- Clay brick to on side and rear Elevations
- Three exterior hose bibs.
- Triple or Double Garage
- Fully weather-stripped metal sectional insulated roll-up garage doors, with openers
- Front entry system to include two doors, with glass or door with sidelights.
- Security deadbolts on all exterior doors.
- Double thermal pane vinyl casement Low E windows with screens. Basement windows are sliders.
- 3/4" tongue and groove sub floors, glued and screwed.
- Cathedral or 10' ceilings on main floor or as per plan
- 9' Ceilings on Second Floor
- Steel Beam construction as per plan

### INTERIOR:

- Decorative "California" sprayed ceilings in all rooms.
- Vaulted and/or Cathedral ceilings as per design.
- Series 800 doors with 7 1/4" baseboards, 3 1/2" casing
- Customized wire shelves in all closets
- Antique, Satin Nickel or Black interior Levers
- Hardwood stairs and railings from Main Level to Second Floor and to Basement
- Ceramic Tiles LVF and Engineered Hardwood floors throughout
- Two Coats & Primer of quality paint for walls, white trim, and baseboard

### KITCHEN & BATH:

- Stainless steel double sink, with single lever chrome. Moen faucet in kitchen and 3<sup>rd</sup> water line for pantry faucet.
- \$ 4,000 allowance for Plumbing Upgrades
- Kitchen & bathrooms cabinetry chosen from Builder's samples, with Quartz or Granite counters, or \$40,000 allowance.
- White plumbing fixtures with low consumption toilets.
- Washrooms shall have sized mirrors over sinks.
- Custom glass shower in All Bathrooms
- Moen washer less taps and faucets in all baths.
- Pressure balance valves in all tubs/showers as per OBC
- 3 pc. Bathroom rough-in (basement).

### MECHANICAL & ELECTRICAL:

- High efficiency forced air gas furnace heating system.
- PV 60 gas fired hot water tank (to be rented by Purchaser).
- 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.
- Three weatherproof exterior electrical outlets.
- 50 Pot lights are Included.
- All other light outlets are supplied with standard fixtures, or can they be supplied by Customer.
- 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 Ethernet outlets
- Hot and cold water taps for washer. Heavy duty wiring for dryer and single laundry tub.
- Clothes dryer vent rough into exterior.
- Rough in for central vacuum /no covers/
- Central Air Conditioner
- Humidifier
- Gas - 36" x 36" or Electrical 72" Fireplace
- HRV

### 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 TARIION New Home Warranty Plan:
- the right to make substitutions to products and suppliers of equal or better value if necessary.