



TANDI HOMES 2018/2019 SPECIFICATIONS

STANDARD FEATURES

- * drywall throughout with resilient channels
- * garage to be drywalled, taped & sanded
- * choice of california style knockdown texture or smooth ceilings
- * vented fruit cellar under front porch
- * door chime at front entry
- * smoke detector on every floor
- * carbon monoxide detectors as required
- * Decora light switches & plugs
- * 2 weather-proof exterior electrical plugs
- * principal fan switch from thermostat
- * main stairs to be oak or carpet grade with oak railing
- * choice of wrought iron or wood spindles
- * 5/8" T&G plywood subfloors are glued
- * plywood subfloors are screw fastened prior to finishing of flooring
- * quality 3/8" roof plywood sheathing
- * 2" x 6" spruce studs for exterior walls
- * Main floor of home to have 9 ft. ceilings
- * R22 fibreglass insulation - outside walls
- * R60 insulation - ceiling
- * 96% energy star rated gas furnace
- * Electronic ignition & programmable thermostat
- * oversized duct work, high air returns for future air conditioning
- * Energy Star qualified HRV unit installed (rental type)
- * efficient D.V. "Napoleon" Gas fireplace choice of wood surround and trim
- * pre-wiring for 5 direct CAT5 telephone outlets
- * pre-wiring for 3 direct RG6 co-axial outlets
- * 3 months free internet, cable & phone from Cogeco
- * roughed-in central vacuum in all finished areas
- * front door gripset/deadbolt - choice of polished brass or satin nickel
- * choice of 800 series painted doors
- * interior handles - choice of polished brass or satin nickel lever
- * interior baseboard to be 6 1/2" Victorian MDF for painting
- * all openings to be framed with 2 3/4" casing including closets
- * 55 oz quality broadloom, 10ml chipfoam underpad from builder's Std. samples
- * site plan survey - builders expense
- * 7 year TARION warranty - builders expense
- * 2 year warranty against foundation and roof leaks
- * ceramic floor tiles in foyer, hallway, kitchen & baths
- * choice of Sherwin Williams "OPULENCE" paint 1 primer and 2 finished coats
- * garage to be painted flat off-white
- * metal pre-finished insulated sectional garage doors, choice of std. pre-finished colours
- * garage doors - choice of decorative window design
- * all windows and doors energy star qualified
- * choice of white or silversand vinyl "Advantage" line windows, white interior with screens.
- * all windows to have low "E" glass
- * all operating windows to have multi point locking system
- * metal insulated doors in front, side entrance of home, garage, garage man door and fruit cellar
- * conventional or tankless water heater (rental type)
- * water meter to be provided - builders expense

"CREATING LIFESTYLE DREAMS"



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2018/2019 SPECIFICATIONS - cont'd

BATHROOMS

- * plumbing fixtures with Moen faucets
- * pop-up drains
- * single lever faucets; shut-off valves
- * 1 piece, dual flush water saver toilet, elongated bowl with soft closing seat
- * ceramic tile floor
- * choice of tub/shower enclosure to be tiled including ceiling or 1 piece "Mirolin" acrylic unit
- * oak, pine or maple semi-solid vanities
- * mirror treatment above all vanity sinks
- * choice of Sherwin Williams paint colours
- * all 3 piece bathrooms to have ceramic towel bar, tissue holder and soap dish installed

KITCHEN & DINETTE

- * oak, pine or thermo plastic raised panel cupboards
- * kitchen crown moulding, bank of drawers, bank of pot drawers and pantry
- * ceramic tile floors
- * white exhaust hood over stove with light/2 speed fan
- * wiring, drain and installation provided for built-in dishwasher
- * double stainless steel, ledgeback spill-proof kitchen sink
- * single lever faucet and spray
- * ceramic backsplash from builders samples

LAUNDRY ROOM

- * acrylic utility sink/storage with chrome pull-out faucet; ceramic tile floor
- * taps and drains for automatic washer

FOUNDATION/BASEMENT

- * 10" poured concrete foundation walls
- * Polymer waterproofing with lifetime manufacturers warranty
- * cold cellar under front porch, vented as per plan
- * 200 amp hydro service; roughed-in conduit for electrical vehicle charging in garage
- * exterior basement walls to have 2" x 6" strapping, hydro plugs and R20 insulation/super 6 ml poly
- * fully submersible sump pump to be provided as required by local municipality

EXTERIOR

- * burned clay brick or stucco as per plan
- * address number engraved in stone
- * entire lot graded and sodded
- * driveway from curb to garage and walkway to front door will be surfaced with gravel, 8" - 10" in thickness
- * 2 outdoor taps (1 in garage)
- * aluminum soffits, fascia and eaves
- * all rain leaders to go to splash pads
- * 1 ceiling electrical outlet per garage door
- * choice of 30 year Cambridge IKO architectural shingles for a "shake" like appearance
- * drip edge flashing to prevent water from wicking back under the shingles
- * tremco dymeric window/door caulking

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