



PAUL STENCEK HOMES

STANDARDS FOR SINGLE HOMES

EXTERIOR:

- Lot graded and sodded to the City of Woodstock requirements.
- Gravel driveway, hard surface driveway & ramp have to be installed within 18 month of occupancy by purchaser.
- 8" poured concrete foundation.
- Foundation drainage system consisting of damp proofing, perimeter drainage membrane draining to weeping tile in gravel drainage bed.
- 2 x 4 walls with 1" insulation board exterior frame or 2x 6 walls as per design.
- All structural lumber and trusses constructed using kiln-dried lumber.
- 7/16" OSB roof sheathing.
- Self-sealing, high grade asphalt shingles with 30 year manufacturer warranty.
- Exterior walls insulated to R-20 with R-40 ceiling insulation.
- Clay brick to one story or higher as per design and plan.
- Maintenance-free vinyl siding as per elevations.
- Two exterior hose bibs.
- Fully weather stripped metal sectional insulated roll-up garage doors.
- Front entry system to include two doors, with glass or door with sidelight
- Security deadbolts on all exterior doors.
- Double thermal pane vinyl casement Low E windows with screens. Basement windows are sliders.
- Clothes dryer vent rough in to exterior.
- 5/8" tongue and groove sub floors, glued and screwed
- Cathedral 8' or 9' ceilings on main floor or as per plan
- Steel Beam construction as per plan

INTERIOR:

- Decorative "California" sprayed ceilings in all rooms.
- Vaulted and/or Cathedral ceilings as per design.
- Series 800 Colonial doors with 4 " colonial baseboards.
- Closet doors shall be Series 800 Colonial slab bi-fold doors.
- Customized wire shelves in all closets
- Brass interior doorknobs.
- Hardwood railings.
- Ceramic tile flooring in vestibule, kitchen and dinette, laundry, bathrooms and hallways, as per builder's samples.
- 40 oz. broadloom with high density 6 lb. under pad.
- One color of quality paint for walls, with trim and doors standard white

KITCHEN & BATH:

- Stainless steel double sink, with single lever chrome. Moen faucet in kitchen and 3rd water line for pantry faucet.
- Two-speed exhaust fan over stove area, vented to exterior. Exhaust fan vented to exterior in all bathrooms

- Rough-in plumbing and electrical at proposed dishwasher location.
- Kitchen & bathrooms cabinetry chosen from Builder's samples or \$6000 allowance.
- White plumbing fixtures with insulated low consumption toilets.
- Washrooms shall have sized mirrors over sinks.
- One pc. tub/shower stalls in baths according to plan design
- Moen washer less taps and faucets in all baths.
- Pressure balance valves in all tubs/showers as per building code.
- Ceramic towel bar and paper roll
- 3 pc. Bath rough-in (basement).

MECHANICAL & ELECTRICAL:

- High efficiency forced air gas furnace heating system.
- Ducting will be sized for air conditioning.
- PV 50 gas fired hot water tank (to be rented by Purchaser).
- Floor drain in basement complete with future drain for water softener.
- 100 AMP service with circuit breakers.
- Copper wiring throughout as per Code.
- Smoke detectors on each floor as well as basement.
- CO detector provided on bedroom level.
- Front door chime provided.
- Each room, hallway and exterior door includes one light outlet
- Lighting Allowance - \$650.00
- Rough-in only /no covers/for 3 cable TV outlets and 2 telephone outlets.
- Two weatherproof exterior electrical outlets.
- Rough-in for automatic garage door opener.
- Hot and cold water taps for washer. Heavy duty wiring for dryer and single laundry tub.
- Rough in for central vacuum /no covers/

GENERAL:

- Ceilings and walls may be modified to accommodate mechanical and electrical systems.
- Room dimensions may have minor changes.
- Developer to approve Purchaser's exterior selections to ensure compatibility with neighboring properties.
- All homes are covered by the TARION New Home Warranty Plan:
 - 7 years (major structural defects),
 - 2 years (plumbing, heating, electrical systems and water penetration of building envelope);
 - 1 year (comprehensive warranty).
- Purchaser agrees to pay TARION fee as an adjustment to the Builder on closing.
- Builder will supply survey for mortgage purposes.
- Paul Stencek Homes reserves the right to make substitutions to products and suppliers of equal or better value if necessary.