



**VAN HUIZEN  
HOMES Ltd.**

## **STANDARD FEATURES**

**Are you unsure of what you'll "get" if you purchase a house built by Van Huizen Homes?**

Named below is a list of all the standard construction features that come with every VH home. If you're interested in upgrades or add-ons, talk to us directly.

### **General**

1. Construction drawings
2. Building, plumbing, electrical, and entrance permits
3. Registration in the Tarion New Home Warranty Program

### **Site Work**

1. Excavation, backfill, and grading for proper drainage
2. Lot graded, ready for seed
3. Gravel driveway
4. Pre-cast driveway slabs from driveway to main entry

### **General Construction**

1. Poured concrete foundation walls on concrete footings
2. Concrete floor slab on granular for basement, garage, and front porch
3. Delta-MS wrap waterproofing with perimeter drainage to interior sump pit with pump
4. Steel beams on steel posts
5. 2x10 floor joist with  $\frac{3}{4}$ " OSB sheathing glued and screwed/nailed
6. 2x6 exterior walls
7. Pre-engineered wood trusses
8. R-40 blown insulation in ceiling; R-20 in exterior walls
9. Basement exterior walls strapped and insulated with R-12
10. Continuous 6-millimetre vapour barrier sealed and taped on interior
11. Attic ventilation from eaves to roof vents
12. Dryer vent installed through exterior wall
13. High efficiency, forced air propane gas furnace with ductwork
14. Central air-conditioning

15. Energy efficient heat recovery air exchanger with independent ductwork
16. Programmable thermostat

### **Exterior Features**

1. Stone, brick, or vinyl combination for exterior
2. Maintenance-free pre-finished aluminum soffit, fascia, and trough
3. Self-sealing asphalt shingles that have a 25-year warranty
4. 12' x 14' pressure-treated deck with stairs and railing

### **Windows and Doors**

1. Double-paned North Star white vinyl windows with Low E and Argon
2. Steel-insulated exterior doors with weather stripping
3. Dead-bolt locks on all exterior doors, keyed alike
4. Steel sectional garage door as per plan

### **Electrical Features**

1. 200 amp electrical service with circuit breaker panel in mechanical room/garage
2. Two exterior weatherproof plugs
3. White receptacles, switches, and plates
4. Overhead lights in all rooms
5. Smoke and carbon monoxide detectors wired to panel
6. Front entry door chimes
7. 4 plugs in basement
8. Receptacles for overhead garage door openers
9. Exterior lights at all points of entry
10. Rough-in for 3 cable/satellite and 3 phone jacks
11. Central vacuum roughed in
12. Lights provided by contractor
13. Under valence lighting in kitchen

### **Plumbing Features**

1. White plumbing fixtures
2. One 4-piece bathroom on main floor (1-piece tub/shower)
3. Ensuite with 1-piece shower
4. Double stainless steel sink in kitchen
5. Single lever taps
6. Dishwasher rough-in
7. Water line to fridge
8. 2 exterior taps with interior shut off
9. Single utility sink in mechanical room
10. Roughed-in 3-piece bathroom in basement
11. Plate glass mirror over vanities; towel bar, and toilet-paper holder

12. Electric water heater

**Interior Features**

1. Drywall surfaces painted with 2 colours
  2. Rounded drywall corners
  3. Arch top doors (interior passage and bi-fold closet)
  4. Colonial style trim, painted white
  5. Privacy passage sets on all bathrooms and master bedroom
  6. Custom-made kitchen cabinets and vanities
  7. Sprayed texture ceilings
  8. Maple railing with pewter spindles
  9. Carpet installed over 8 lb underlay on stairs
  10. Ceramic tile in kitchen, dining room, bathrooms, foyer, and laundry room;  
hardwood in living room, hall, and bedrooms
  11. Home cleaned upon presentation
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