



# FALCON HOMES

## TOWN HOMES

### STANDARD FEATURES



**NO CONDO FEES**

**PET FRIENDLY HOMES & COMMUNITY**

### FOUNDATION

- Footings: 8" x 18", 20 MPA concrete
- Basement Floor: 3.5" concrete, 25 MPA on 6" of sand
- 8' high Basement ceiling
- 20 MPA Concrete used for all footings and foundation walls
- Poured standard 3' wide concrete sidewalk
- Steel angle brackets mounted directly to foundation for exterior sidewalk support (where applicable)
- Corrugated weeping tile around foundation perimeter
- Smoothed/polished concrete floors in basement

## STRUCTURE

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- Engineered I-joist floor system
- Sub floor: 23/32" tongue & groove O.S.B. glued & nailed. Proboard installed under lino area 3/8"
- Exterior walls: 2" X 6" studs @ 24" O.C. provide greater insulation value
- Interior walls: 2" X 4" studs @ 24" O.C.
- Basement frost walls: 2" X 4" studs @ 24" O.C.
- 8' high ceiling on main floor and upper floor
- Roof Truss: engineer approved 24" O.C.
- Roof Sheathing: 7/16" O.S.B sheathing with H-clip
- Party Wall: 2 - 2" x 4" insulated wall, staggered framing, 1" air space and buffalo board

## EXTERIOR WINDOWS, DOORS & FINISHINGS

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### WINDOWS

- Oversized windows
- Basement windows sized and located for future basement development
- Energy star, Low E, argon filled dual pane windows

### EXTERIOR DOORS

- Insulated Fiberglass exterior doors c/w handle & deadbolt

### EXTERIOR

- Vapour barrier house wrap
- "Nova Flash" envelope sealant on windows to prevent leaks
- Maintenance free exteriors with a combination of vinyl siding and aluminum around front windows & doors
- 30-year asphalt shingle
- Synthetic roof underlayment 100% of roof ice and dam rubberized membrane eaves and valley
- Eavestrough: 5" aluminum, surface draining down spouts, colour to match soffits & fascia

## PLUMBING & HEATING

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### PLUMBING

- 3-piece basement bathroom rough-in
- Individual shut-off valves and separate hot and cold manifolds
- 80 gallon electric hot water tank – no exhaust
- Two outside taps
- Waterline at fridge location

### HEATING

- High efficient furnace with pleated media filter
- Bathrooms wall fans & dryer vented to the exterior
- Programmable thermostat
- Central ventilation exhaust fan
- All ducts power vacuumed prior to occupancy
- All bathroom fans located on walls and vented through side walls where applicable

### FAUCETS AND FIXTURES

- Drop-in kitchen sink, double compartment stainless steel c/w standard single lever faucet
- Low flow aerators on all faucets and showerheads to reduce water consumption
- Standard white toilets and white china basins with faucet & mechanical waste
- Main Bathroom: One-piece tub shower combo unit with standard single lever faucet
- Main floor 1/2 bath vanity
- Ensuite: tiled shower with 2-sided glass and white shower base

## ELECTRICAL & LIGHTING

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### ELECTRICAL

- 100-amp service
- 220 volt wired to dryer and range
- Flat light switches
- Hardwired combination smoke and carbon monoxide detectors
- All bedroom and floor level circuits are Arc Fault protected per code w/tamper proof plugs throughout

- 2 exterior weather-proof outlets

- Data/TV outlet with RG6 coaxial located in living room

### LIGHT FIXTURES

- Attractive light fixture package designed by Falcon's Design Team

## INSULATION & DRYWALL

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- Spray foam insulated rim joists for greater air and vapour seal
- R12 fiberglass batt insulation basement frost wall
- R20 fiberglass batt insulation in wall cavity main & second floor
- R40 blown in, loose fill blown-in insulation - attic

- ½" Drywall throughout
- ½" Ceiling board, textured
- Party walls designed for superior sound reduction between homes: two - 2" x 4" insulated staggered walls, 1" air space, buffalo board
- Rounded drywall corners

## CABINETRY & COUNTERTOPS

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- Paint-grade maple or textured melamine with choice of 2 door styles
- Kitchen island with extended eating bar
- Square edge, laminate countertops in the kitchen and bathrooms

- 1 set of pot and pan drawers

- Built-in cabinet pantry

## PAINTING

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- Wall paint – 1 coat primer, 2 finish coats latex paint in eggshell finish

- Trim paint – 2 coats latex paint in semi-gloss finish

- Painted interior doors & bifolds

## INTERIOR FINISHING & HARDWARE

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### INTERIOR FINISHING

- 6'-8" high, hollow core interior doors
- 4" flat baseboard, 3" flat window and door casing, paint grade MDF
- Appliance Allowance \$2,800.00 includes GST
- Attractive flooring package designed by Falcon's design team

### INTERIOR RAILING

- Half wall on main floor and second floor capped with painted MDF
- Designer metal railing at front entrance

### MIRRORS, SHELVING AND SHOWER DOORS

- All bathrooms included glass rectangular mirror
- Linen closet and pantry include 4 rows of white wire shelving
- Sliding, 5mm clear glass shower doors

## LANDSCAPING OUTDOOR LIVING

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- Front and rear yards sod
- 18' x 18' min. gravel rear parking pad (with units that do not have garages)
- Trees supplied for complex location and amount determined by Falcon Homes
- Landscaping bed front yard designed by Falcon Homes
- Privacy fence between yards - wood 5' high
- Rear 8' x 12' pressure treated deck and railing
- Front porch: pressure treated wood with metal railing as per plan

## WARRANTIES

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- Surveys, taxes, utilities, insurance and real property report to date of possession included
- 1-year service warranty on workmanship and materials
- 2-year warranty on delivery and distribution systems
- 5-year warranty on building envelope
- 10-year warranty on structural



**DISCLAIMER:** Falcon Homes Ltd. reserves the right to make modifications and/or substitutions to building designs & specifications without notice should they be necessary. Some features and options may not be available in some homes, which is dependent upon the design. All elevations, floor plans, room sizes, and square footage are based on conceptual design drawings and may vary.

**PLEASE NOTE:** Due to the volatile nature of material availability at this time, quoted prices and stock availability are subject to change without notice.

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