

Standard Feature Sheet

*Subject to change.



Shree Homes INC
LONDON • ONTARIO

BUILDING PERMIT, SURVEY, LOT LEVIES & ARCH. DRAWINGS

- Permits supplied by Builder
- **Survey** Extra \$ 1800 + HST

SANITARY SERVICE

- From the road to the inside of the foundation, as per local plumbing codes
- **The sump pump** is provided and installed in the basement Cold Room as per the plan

WATER SERVICE

- From the lot line to the inside of the foundation

FORMING & FOUNDATION

- **6 or 8-inch** concrete footing
- **9-inch-thick foundation walls** poured concrete as per plans
- The exterior walls were sprayed with tar and wrapped with Delta MS foundation wrap
- Weeping tile with filter cloth laid in stone around the exterior of footings attached to the sump pit and pump
- **6 or 8 inch gravel covered with 6mil poly** under the basement slab
- Poured concrete basement floor with Travel finish
- Poured concrete in a garage and front porch with broomed finish
- Parging is available at an EXTRA cost

FRAMING

- All structural steel as per size designed for load requirements
- 2" x 6" @ 16" o/c exterior wall construction with 7/16" OSB sheathing and Tyvek House wrap
- Interior walls framed with 2"x4" studs, 16" o/c, or as per plans
- 5/8" OSB sub-floor sheathing glued and screwed
- 9ft ceilings on 1st floor, and 8ft ceilings on the 2nd floor
- Roof truss covered in 5/8" thick OSB sheets

ROOFING

- Black color asphalt Shingle
- Ice/water protector in valleys and roof edges
- Drip edge where needed
- Roof vents as per plans

DRYWALL & INSULATION

- **R22** batt insulation covered with plastic vapor barrier for all exterior 1st & 2nd-floor walls
- **R20** continuous blanket insulation covered with plastic vapor barrier throughout the basement on unfinished walls
- **R60** blown-in insulation in the attic
- Exposed floor joists – **R31 Spray Foam** under exposed living area
- ½" drywall (screwed) throughout; ceiling board in insulated ceilings with plastic vapor barrier
- Orange peel ceiling throughout all rooms, other than closets and washrooms

HEATING & COOLING

- High-efficiency Energy Star forced air gas furnace
- Life Breath full ducted HRV system included
- Energy Star 13 SEER-rated **air conditioner included**
- **Rented hot water tank**
- Gas fireplace available at EXTRA cost

HOT WATER HEATER

- 60-gallon hot water tank rental unit from Reliance Home Comfort installed by Builder
- Purchaser to assume rental at the time of closing
- Tankless Water tank available at EXTRA cost

ELECTRICAL

- **Builders supplied Electrical Fixtures**
- **100-amp electrical service** with circuit breaker type panel and copper wiring to London Hydro specifications
- Standard builders grade light fixtures as per plan
- Two waterproof exterior electrical outlets with a ground fault detector
- Wiring for the electric stove in the kitchen
- The electrical outlet for the garage door opener included in the garage ceiling
- All electrical completed as per code, including doorbell, smoke detectors, electrical outlet, switch placement and venting for dryer, kitchen, and bathrooms

BRICK & STUCCO

- TWO feet of clay brick above the foundation wall (as per builder's samples)
- Stucco above brick on the remaining height of the Main floor (1st floor) wall – color to be selected as needed
- **Extra Brick height and Stone Work (if selected) is at an extra cost**
- Club corners, Soldier courses, and borders are all **at extra cost** (if selected)

SIDING, FASCIA, SOFFIT, & EAVESTROUGH

- Horizontal vinyl siding as per plans in standard colors on the second floor
- Continuous venting black aluminum soffit, fascia, eavestroughs, and downspouts
- Caping Lintel available at EXTRA cost
- All posts are capped with black Aluminum

DRIVEWAY

- **Asphalt Driveway** and precast steps in front entry as required installed after the 1st anniversary of closing (weather permitted)

LANDSCAPING

- Yard to be graded as weather permits and as per the Grading Plan
- Sod to be laid in front, side, and rear, except where trees prohibit entry of machines and equipment to do so. (NO WATERING BY BUILDER)
- Shrubs, trees, and plants are not included

FLOOR COVERINGS

- Luxury vinyl on the main floor, including laundry
- Tile in Wet Area
- Carpet in all other areas on the Second Floor

KITCHEN CABINETS & COUNTERTOPS

- 30" upper cabinets in the kitchen
- Standard Vanity for Washrooms on the Second floor
- Laminate countertop

WINDOWS, DOORS & GARAGE DOORS

- Windows and doors as per the design
- High-quality Energy Star-rated vinyl white casement windows, low E glass windows
- Entry Door – Insulated steel-clad exterior (FLAT SLAB) Single Door without side lite and without transom
- Screens are included on all operational windows, including basement windows
- 5ft sliding patio door as per plans.
- A standard garage door without lite
- Garage door openers available at extra cost
- Separate side entrance is available at extra cost
- Garage to house door are available at extra cost

PLUMBING & FINISHES

- Comfort-height and elongated standard flush toilets
- Kitchen to include double sink with single-hole sink faucet
- Waterline for the fridge and Dishwasher included
- Powder room Sink with Pedestal
- The Ensuite includes a single-sink vanity with a single-hole faucet
- Ensuite and Main Bathroom to include 1-piece tub/shower unit with vinyl tub surround
- The main bathroom has a single sink and a vanity with a single-hole faucet
- Two hose bibs (exterior faucets) – one in the garage and one in the backyard/side yard
- Rough-in the basement for future 3-piece bath

INTERIOR TRIM & STAIRS

- All interior standard-height doors are to be smooth as per Builder's samples
- Painted 3-1/4" flat stock baseboard and 2-3/4" flat-stock casing around doors and windows throughout finished areas
- Standard satin nickel or brushed chrome door hardware and hinges
- 1 row of vinyl-coated wire shelving supplied and installed in the laundry closet, Foyer closet, and Bed room closet as per plan
- Carpet-grade staircase to the second floor

MIRRORS

- Every Vanity will have One Mirror with polished edges

PAINT

- All walls are to receive one coat of primer, two coats of eggshell paint
- All doors, trim, casing, and crown receive one coat of primer, one coat of topcoat
- Purchaser shall be **allowed a choice of up to 2 colors** for walls

WARRANTY

- A 7-year Tarion Warranty Program will cover all homes



Shree Homes INC
LONDON • ONTARIO

519.601.6761

| shreehomes.ca

| sales@shreehomes.ca

All drawings are for presentation purposes only. Actual size and product may vary. All measurements are approximate and subject to change without notice. Actual usable floor space may differ from stated floor area. Columns, bulkheads and boxouts may not be shown.

Jan 2026 Rv8


JACKSON
-MEADOWS-