

# **FARNSWORTH CONSTRUCTION LTD. BUILDING FEATURES**

## **GENERAL PROVISIONS**

Quality Custom Designed and Built Homes with the Buyer's specific needs, desires and dreams in mind

High Quality Custom Farnsworth Design and Built Kitchens

Custom Plans and Drawings Provided

Custom Homes Registered under the Ontario New Home Warranty Program (Tarion)

Home Specifications may be altered at the Request of the Customer  
Permits, Inspections, Follow-ups

## **EXCAVATIONS**

Seeding or Sod completed

Driveways finished with 3/4" clear stone

## **FOUNDATION**

Block or poured Concrete Foundations

Dampproofing and Foundation Coating Applied

Perforated Big-O Drain Tile

3/4" clear drainage stone

Sump pit and submersible pump provided

## **INTERIOR FOUNDATION WALL**

15 lb tar paper to grade

2x4 framed walls

R12 Roxul Batt Insulation

## **FRAMING**

Steel Beams offered to increase use of basements

TJI Engineered Silent Floor System or standard 2x10 floor systems

5/8" T&G Sheathing sub-floor, Glued & Screwed

2x6 Spruce exterior walls @ 16" O.C.

Engineered Roof Trusses

1/2" plywood with roof clips on entire roof area

## **WINDOWS & DOORS**

Customer Preference

Garage Door with Automatic Opener and Remote

Weiser Lock Sets on Exterior Doors

Weiser Keyless Entry on Main Entrance

## **ROOFING**

Cobra vent system

25 yr. Asphalt shingles

## **EXTERIOR**

Brick or Stone

Vertical or Horizontal Vinyl Siding

Aluminum Fascia, soffit

Seamless Eaves and down-spouts

## **ELECTRICAL**

200 amp service

Hydro Electrical Inspection

Smoke and CO2 Detectors

Prewired for Bell Telephone

Prewired for Cable Television/Satellite

Stove and Dryer receptacles installed

Exterior GFIs

Door Chimes

## **HVAC**

Propane or Natural Gas Furnace (w/warranty)

Duct work system

HRV unit

Roughed in for Central Vac

Boiler and radiant floor heating systems available

## **PLUMBING**

Rough in for basement future bathroom

Standard approved septic system (if applicable)

American Standard fixtures (white)

Moen stainless faucets

Double stainless steel kitchen sink & Moen faucet

Laundry Tub with taps

40 Gallon Electric Hot Water Tank (not rental)

1/2 Horsepower Submersible pump for Drilled Well

Exterior Frost Free Taps

## **DRYWALL & INSULATION**

1/2" drywall on ceilings and walls

Sound bar installed on main floor ceilings

Attic - R40 blown in cellulose insulation

Walls - R20 fibreglass batt insulation

Perimeter joists - R20 fibreglass batt insulation

Basement walls - R12 Roxul batt insulation

Ultra Plus Poly throughout

## **INTERIOR FINISHING** (upgrades available)

Carpet Grade stairs with Standard Mahogany handrail

Colonial doors - interior with Weiser handles

Flooring - by allowance - Farnsworth Showroom

MDF base

MDF Casing

One coat primer, two coats finish

Custom Farnsworth Kitchen and Bathroom cabinets, vanities, and countertops

**PORCH** (if applicable to plans)

8" concrete filled sono tubes on Big-Foot footings

2x10 Pressure Treated joists @ 16" o.c.

5/4" select decking

Railing with standard spindles

*Notes:*

*Specs and prices may change without notice*

*Allowances may vary with size and style of Custom Home*