



STARBOARD *Homes* INC.
BUILDERS OF QUALITY HOMES

STANDARD FEATURES

EXTERIOR:

1. All Brick Exterior with some vinyl. Brick & Vinyl chosen from builder's stock.
2. 25-year, self-sealing asphalt shingles
3. Aluminum soffit, fascia, downspouts & eaves troughs
4. Strassburger White Vinyl thermo pane windows & exterior doors. Energy Star rated – Low E Argon Gas Filled (Coloured windows available at extra cost – Ask for details)
5. Metal Insulated front & side doors. Energy Star rated.
6. Double glass & screens on all windows including basement
7. Weather-stripping on all exterior doors & caulking on exterior openings
8. Painted steel sectional roll-up overhead garage door
9. 2-exterior hose faucets – one in garage & one at rear of house
10. Exterior weatherproofed electrical outlets – one in the front & one at the rear
11. Gravel Driveway
12. Walkway to front door
13. Fully sodded yards
14. Exterior lighting at front & back

MECHANICAL:

Electrical, Plumbing & Heating:

1. Gas fired, forced air, high efficiency furnace
2. **Central air**
3. **Heat Recovery Ventilator Unit**
4. Gas hot water tank on rental basis
5. 100 amp electrical service with breaker panel & copper wiring
6. Vent for dryer
7. Rough in for Central Vac

INTERIOR:

1. Walls & Ceilings drywalled
2. Taps for automatic washing machine
3. 220V Plug for stove & dryer
4. Rough in for 3 piece bath in basement
5. 2 telephone jacks & 2 cable jacks (extra outlets \$40.00 each)
6. Decorative ceilings
7. Finished landing at bottom of basement stairs w/ door – where applicable (see floor plans)
8. Smoke detectors & carbon monoxide detectors installed & wired direct

Allowances: - (Allowances vary depending on agreement, purchase price & home)

1. Choice of 3 paint colours from "Dover Paint & Paper", Para Paint, for interior walls.
Walls - 1-primer coat & 2-finish coats, Garage -1-primer coat. Ceilings – 2 flat white finish coats
2. Custom kitchen cupboards & vanities from builder's supplier –if not ordered.
3. Choice of electrical fixtures both interior & exterior
4. Choice of flooring from "Carpet One", Port Dover from builder's stock.

Woodwork:

1. Oak wooden railings on stairs as per plans
2. Painted 800 series colonist doors
3. **Upgraded, paint grade trim – Baseboards 4 1/8" & 3" casings complete with backband**

Kitchen/Bathroom:

1. Double stainless steel sink in kitchen
2. Mirrors over vanities in main bathroom
3. Towel bars, & paper holders in bathrooms – chosen to match other fixtures in bathroom
4. Moen single handle faucets
5. Mirolin 1 piece tub/shower units with upgraded pressure compensating shower valves
6. Range hood installed (choice of white or almond)

Construction:

1. 9" poured concrete basement walls, drainage layer, weeping tiles
2. Exterior Walls 2x6 Construction on 16 inch centres
3. 2 x10 Floors joists
4. Typar House Wrap
5. 5/8 Tongue & Groove plywood sub floors, all glued and screwed
6. 1/2 " plywood roof sheeting
7. Engineered roof trusses
8. Exterior walls with R20 insulation, ceilings with R40 insulation, basement insulated as per Ontario building code

Included in Purchase Price:

1. **All permits paid by "Starboard Homes Inc."**
2. **All lot levies paid by "Starboard Homes Inc."**
3. **Survey supplied by "Starboard Homes Inc."**
4. **GST Included in purchase price. Rebate to Builder.**
5. **7-year Tarion Warranty (Formerly Ontario New Home Warranty) – Application fee paid by "Starboard Homes Inc."**

Custom built homes – special requests can be made

Prices, specifications, materials, & dimensions subject to change without notice



Royal LePage Brown Realty
315 Main St., Port Dover - (519) 583 -
2680

Email: dabrowndover@royallepage.ca

Website: www.starboardhomes.com

BROWN REALTY, BROKERAGE

Independently owned and operated