

Anco Homes LTD Standard Features for duplex units

Landscaping:

- One hardwood tree per Lot (at front)
- Fully sodded lot
- Pre-cast patio stone walkway from driveway to main unit
- Asphalt paved driveway (after +/- 1 year)
- Crushed stone walkway to basement apartment door

Foundation:

- Poured reinforced concrete foundation walls
- 3" basement concrete floor
- 4" reinforced concrete garage floor
- Poured reinforced concrete front porch
- Foundation wall covered with damp proofing membrane
- 4" perforated drainpipe at perimeter

Framing:

- 9' standard ceiling height
*Note that bulkheads are required for mechanical purposes and are located at Anco's discretion
- Exterior walls 2x6 KD Lumber at 16" o/c with 7/16" OSB
- Interior walls 2x4 KD Lumber at 16" o/c OR 24" o/c
- Basement perimeter wall Framed with R-10 Rigid continuous. Insulation & R-12 fiberglass insulation batts in framed walls
- Pre-engineered roof truss system w/ 15/32" OSB
- Pre-engineered floor structure

Exterior Finish:

- Stone Veneer at front (refer to brochure)
- Premium vinyl siding and/or vinyl cedar shake at front
- Standard Vinyl siding at sides & rear of the house
- Colored aluminum fascia & Vented soffit
- Parging on exposed concrete foundation

Windows & Doors:

- Premium colored PVC windows at front
- White PVC windows at sides & rear of the house
- White PVC double or triple patio door (refer to brochure)
- White PVC basement windows in foundation
- Insulated white garage/house door (see selection for model)
- Insulated colored front door (see selection for model)
- All windows are double pane insulated glass w/ LOW-E Argon gas.
- Colored Garage door insulated R-12 (see selection for model)

Electrical:

- 100 amp 48 Circuit Electrical Panel
- Decora style plugs & switch
- CAT6 Ethernet cable Rough-in in each bedrooms & Living room
- Recessed niche for Wall mount TV Bracket (refer to brochure)
- Electrical outlet at garage ceiling for future garage door opener
- Exterior Colored potlights at exterior front
- Standard Potlights in Kitchen
- Weatherproof outlet at front & back
- Pipe rough-in for future central vacuum
- Keyless ceiling outlet in dining rooms

Plumbing:

- Anti-frost Exterior Hose bib in 1x in garage & 1x at back of the house
- Dishwasher rough-in for future connection
- White Acrylic tub as per plan
- White Acrylic Shower base as per plan
- Full height ceramic walls in shower & tub/shower

Plumbing suite...

- Water pressure equalizer on all showers
- Shut-off valve on all accessible taps
- White High efficiency toilet (Low flush water saver)
- Heat recovery drain pipe
- Square drop-in white sink
- 2 bowl stainless steel drop-in kitchen sink
- All chrome standard fixtures

Mechanical features:

- 40 Gallons Electric Hot Water tank
- High Efficiency (96%) forced air natural gas furnace, Direct ventilation.
- Ventilation for kitchen hood fan with Black or white exterior vent
- Independent ventilation for all bathrooms with black or white exterior vent
- Ventilation for clothe dryer with black or white exterior vent
- Heat recovery ventilation (HRV)
- Heating duct sized for future air conditioning system
- Lennox touch screen WI-FI Smart thermostat
- Recessed dryer vent box in laundry room
- Central Air Conditioning unit for both units

Insulation & drywall:

- Blown insulation R-40 in garage attic
- Blown insulation R-60 in House attic
- House exterior framed walls R-22 Batt insulation
- Basement perimeter foundation wall continuous R-10 x 2-1/2" rigid foam
- Basement perimeter framed wall R-12 Batt insulation.
- Room over garage R-31 Insulation with hot & cold duct in floor cavity
- Fire separation ceiling w/ 2x 5/8" type X drywall, Resilient channels & sound deadening insulation

Interior finishes:

- White Bevel Modern trims & Conmore doors
- White double swing doors in closets
- Smooth sprayed white painted ceiling
- Satin Chrome Weiser interior door hardware
- Satin Chrome Weiser smart key Grade 2 exterior door hardware
- Modern square black, red oak handrail

Floor finishes:

- Tile Floors 12"x24" ceramic tiles in laundry room/mechanical
- Subway tile kitchen backsplash
- LVP (vinyl) flooring throughout in ground unit
- LVP (vinyl) flooring throughout in basement unit
(See Anco Homes Show room for selections)

Cabinets & Vanities:

- Custom Design Kitchen cabinets & Bathroom Vanities
- 1x Pots & pan drawer stack included
- Bank of drawers in vanities (where applicable)
- Recessed medicine cabinet in Ensuite
- 36" kitchen upper cabinets
- Microwave pantry cabinet or shelf
- Standard laminate countertops w/ drop-in sinks
- Standard soft close hinges on all Cabinet doors & drawers
- Standard Puck light LED undercabinet Lighting

*All Exterior Materials, Elevations and color are under architectural control and may not be modified by the purchaser without approval. All Materials and selection are to be chosen through Anco Homes selection. Specs are subject to modification and may vary depending on the model Chosen. Standard specs & Materials may be changed without notice.