

### 1. SINCE 1976

A&S Homes was founded in 1976 by brothers Tony & Sam Spezzano. Today, we employ over 400 staff and trade professionals and are known as the cornerstone of Manitoba's new home construction industry. Our head office is located at 900 Lorimer Boulevard in Winnipeg.

### 2. IN-HOUSE DRAFTING TECHNICIANS

A&S Homes has our own in-house drafting technicians working within the facilities to provide efficient plan creations. You'll have the opportunity to sit down with your agent and review the plans to make sure they're what you envisioned.

### 3. ON-SITE DESIGN CENTRE

A&S Homes has an in-house Design Centre with a full time professional interior design team. Your new home purchase includes a one-on-one session where you'll sit down with one of our talented interior designers to plan the style of your new home from the ground up. Everything from exterior accents to interior touches are yours to select at this phase in our process – with flexibility to review your choices and make alterations.

### 4. DOLLAR VALUE

Our standard specifications are the best in the industry when comparing dollar for value. Compare "Apples to Apples" (see back).

### 5. VARIETY OF MODELS

We have hundreds of models in our portfolio, but we're always working on our next model to adjust for changing times. Of course, all A&S Homes are customizable to fit your needs.

### 6. ENVIRONMENTAL IMPACT & ENERGY EFFICIENCY

A&S Homes leads Manitoba's new home construction sector in building energy-efficient, environmentally sustainable homes. All of our models are more energy-efficient thanks to higher insulation levels, full-height basement insulation, foundation damp-proofing or waterproofing, R-glazed windows with Low-E argon, tighter construction, and advances in mechanical and electrical systems – working together to save you money on heating and cooling bills.

### 7. MODERN AMENITIES

A&S Homes' models feature lots of natural light, high ceilings, custom cabinetry, plenty of closet space, large garages, and extra space you can tailor to your needs whether for a home office, playroom, or home theatre centre. Open floor plans for entertaining, spacious kitchens for celebrations, and luxurious bathrooms to relax in are just some of the reasons why an A&S Home feels like YOUR home.

### 8. WORRY-FREE MAINTENANCE

Our new innovations in homebuilding mean your home is built to the latest standards with quality materials and advanced building technology. Additionally, our new homes are covered by the New Home Warranty Program of Manitoba. This means that your home is covered for any material or workmanship defects during the first year after you move in, and for many major structural issues that arise in the first five years. To learn more about A&S Homes' warranty and maintenance services, talk to your A&S Homes sales representative.

### 9. MOST SOUGHT-AFTER COMMUNITIES

We build our homes in desirable communities, primarily in Winnipeg and the surrounding areas. A&S Homes is an active builder in Bonavista, Canterbury Crossing, Devonshire Park, Highland Pointe, Meadowlands, Parkview Pointe, Prairie Pointe, Summerlea and Tourond Creek. A&S Homes can build on any lot you already own.

### 10. OUR TEAM

A&S Homes' quality has five dimensions: process, materials, workmanship, service, and people. You'll experience all five facets of A&S Homes' quality as you work with us to build your home – and live in that home for years to come.

# QUALITY COMES STANDARD

Discover how we build quality into every home.



## A&S HOMES INCLUDE

1. 9ft main floor ceilings (as per plan)
2. Steel reinforced concrete driveway & walkways with poured concrete steps
3. DELTA MS foundation membrane
4. Engineered floor joists on the main and second floor
5. Fireplace with tile surround
6. DuPont™ Tyvek® HomeWrap®
7. Three 54" x 21" basement windows
8. Poured concrete front entry steps
9. Cabinetry options include Maple, Oak, White
10. Maple, Oak, or White bathroom vanities
11. Flat painted drywall ceilings
12. 50oz carpet weight
13. Automatic pantry light switch
14. Insulated overhead garage door
15. 60 Imperial gallon hot water tank
16. 2 Stage ECM High-Efficiency furnace with Merv-II filter
17. Kohler lever taps (kitchen with vegetable sprayer)
18. Interior lever door hardware
19. Painted front doors
20. 10 Pot Lights included (4 Great Room, 4 Kitchen, 2 Exterior)
21. Garage door opener
22. Decora switches
23. Painted or Oak trim throughout
24. 23/32" OSB Tongue and groove subfloor, glued and screwed
25. 24" on centre stud walls
  - Exterior 2x6 minimum
  - Interior 2x4 minimum
26. Large PVC windows with low-E coating, Argon gas, and single lever locking system
27. Window grills are included for all front exterior windows (as per plan)
28. Deluxe 4-piece ensuite (as per plan)
29. Kitchen island (as per plan)
30. Water-based Cloverdale Super Acrylic II paint
31. 40-year shingles
32. Pre-finished aluminum fascia & soffit
33. Pre-finished garage metal-clad door trim
34. Weiser HDW-lifetime warranty on finish and mechanical (except Safe Lock - 5 year on finish)
35. Roofing
  - Leading-edge product to reduce risk of shingle blow off
  - Roof vents reduce the amount of snow and rain that enter attics
36. Window sealing from exterior with water shield
37. Bathrooms using moisture/mildew resistant paint
38. Finished basement staircase
39. USB plugs in every kitchen
40. Plan modifications & Design Centre selections with professional designers

## BUILDER 2

## BUILDER 3

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