

# TALL TOWN SPECIFICATIONS

- Signature Standards
- Energy Star Efficient

## The Energy Star Difference

- low E-Argon casement windows throughout
- R-50 blown insulation in attic (R-40 in cathedral)
- R-22 insulation in exterior wall with 1/2" gypsum drywall
- R-12 insulation to 6" above basement floor (external walls only)
- R-31 insulation in garage ceiling under second floor area
- Expandable foam injection around the windows and exterior doors
- High efficiency furnace sealed combustion with 2 speed blower fan
- Compact fluorescent light bulbs in all compatible fixtures
- Programmable thermostat
- Gas fired tankless water heater by RINNAI (rental)
- Gas Rough-in for stove, dryer & BBQ

## Structure

- 20" poured concrete footings
- Poured concrete 8" thick foundation walls with steel reinforcement
- Poured 3" thick concrete basement floor with troweled finish
- Poured 4" thick reinforced concrete garage floor with broom finish
- 1 • Waterproofing: Platon System membrane on exterior foundation walls**
  - 6" diameter perimeter drainage system with clear stone coverage
- 2 • Joist: 11 7/8" clear span pre-engineered floor system (as per plan)**
- 2 • Subfloor: 3/4" T&G oriented strand board subfloor sanded, screwed and glued**
- 3 • Kiln dried 2" X 6" studs at 16" centres on external walls**
- 3 • Kiln dried 2" X 6" studs and 2" X 4" studs on internal walls**
  - Kiln dried 2" X 4" garage wall studs at 16" centres
  - 2" x 4" basement studs framed full height at 24" centres (external walls only)
  - Prefabricated roof trusses at 24" centres
- Roof Sheathing: 7/16" oriented strand board sheathing with "H" clips**
- 6 mil polyethylene vapour barrier
- 4 • Fully drywalled garage with 1/2" gypsum with one coat finish**
  - Cement parging to exposed portion of foundation wall (externally)
- Party Wall: Between Units (see diagram for details)**

## Finishing Details

- Ceilings: 9ft. ceiling on ground floor**
- Classic or Clermont style bifold closet doors (Clermont pre-selected on all inventory)
- Painted caps on half-walls**
- Upgrade large Colonial trim, baseboard, windows and door casing**
- Stoop mouldings on all windows**
- Linen closet with 5 shelves ( except Highland LE, which has shelf over washer and dryer )
- Décora light switches and plugs**
- All bedrooms have ceiling light fixtures
- Chandelier in foyer (as per plan)
- Capped outlet in dining room for future chandelier
- Smoke detector on each floor and CO detector on bedroom floor
- Electrical outlet in garage for automatic door opener**
- Solid oak Colonial style railing and spindles (choice of stains)**
- Oak floor nosing underneath balustrades & painted wood stringers
- Pot lights in kitchen, entry, basement & lower hall (as per plan)**
- Wall paint to be two-tone Upgrade **Diamond Matte**
- Wood trim & doors to be white semi-gloss finish

## Rough-in

- 5 • Gas-Ready package includes BBQ, dryer and stove rough-in**
- Rough-in for future dishwasher and central vacuum system**
- 6 • Smart-Wiring package, which includes:**
  - 3 RG-6 quad shield cable with one port plate
  - 3 RJ-45 Cat-5E telephone outlet with one port plate
  - 1 connection centre complete with all terminations
  - 2" PVC conduit from basement to attic for future wiring
- 3 piece bathroom rough-in in basement

## Mechanical/Plumbing Systems

- Bathrooms equipped with exhaust fans to outside
- 7 • High-efficiency Forced-air gas heating system, sealed combustion with 2 speed blower fan for reduced energy bill**
- Digital programmable thermostat**
- Gas-fired tankless water heater by RINNAI (rental)**
- Gas-burning fireplace with glass front, fresh air intake**
- Ceramic tile surround and hearth**
- All ducts are power cleaned prior to occupancy
- Heating ducts sized for future air-conditioning
- 100 amp electrical breaker panel and copper wiring
- Pex-type water pipes**
- Shut-off valves under all sinks & toilets**

- Stipple ceiling throughout except bathrooms, powder room and kitchen area
- Ceramic floor in entrance, kitchen & bathrooms**
- 40 oz. quality nylon broadloom with tough-back chip foam underpad**
- Laundry tub supplied with swinging spout and double handles
- White painted mantle above fireplace
- Kitchen**
- Double stainless steel kitchen sink with vegetable spray
- European designed cabinetry with taller 36" upper cabinets in kitchen**
- Post formed laminate countertops
- Ceramic flooring in kitchen**
- Ceramic kitchen backsplash
- Stove hood fan exhausted to the outside (as per plan)
- Opening & rough-in for future dishwasher
- Breakfast Bar (as per plan)
- Capped outlet over breakfast bar for future lighting
- Finished interior of microwave shelf\***

## Exterior

- 2 hose bibs
- 8 • Exterior PVC casement windows, Low "E" Argon double glazed with sealed thermal units**
- Low "E" Argon basement windows; oversized vinyl clad sliders**
- Insulated exterior metal door with weather-stripping
- 9 • Steel insulated sectional garage door including windows**
  - Hanson/Brampton brick, vinyl siding, aluminum fascia as indicated on drawing (exterior colour package pre-assigned by builder architect)
- 10 • 25 year old self sealing asphalt shingles**
  - Front entrance grip-set with deadbolt
- 11 • Sealed porches and garage floor**
  - Front & back door chime

## LANDSCAPING

- Architecturally designed streetscaping and landscaping
- Fully sodded lot (or sodded to tree line)
- Asphalt paved driveway
- Pre-cast patio stone walkway from driveway to front door

## WARRANTY COVERAGE

- Pre-paid TARION by vendor. Homes are covered by a 1 year builder warranty and the 7 year TARION WARRANTY PROGRAM
- ENERGY STAR certification**

## Bathrooms

- Brushed nickel-type finish of high quality interior door hardware, including privacy sets for bathroom and master bedroom**
- Strip lighting in all bathrooms
- Chrome paper holder, towel bar and white plumbing fixtures\*
- Medicine cabinets in all bathrooms (except powder room)
- Vanity in powder room or pedestal sink (as per plan)
- China sink in all bathroom vanities
- Prefab shower enclosures with glass door in ensuite (as per brochure)
- Single-lever chrome Delta faucets
- Low flush water-saver toilet complete with elongated bowl
- Water-pressure equalizer (scald guard) in all showers
- Ceramic flooring in all bathrooms**
- Upgrade beveled mirrors**
- Full height ceramic wall tiles around bathtub, 2 rows wall tiles around roman tub

\* May not apply to pre-built inventory plans. Specifications & materials are subject to availability, substitution & modification without notice. This specification sheet is effective for all new construction as of November 5, 2009. Printed March 30, 2012.tallt.