



EXECUTIVE TOWNHOME 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, basement headers & at perimeter of garage drops
- High efficiency furnace sealed combustion with 2 speed blower fan
- Compact fluorescent light bulbs
- 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" concrete basement floor with troweled finish
- Poured 4" 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: 13 7/8" clear span pre-engineered floor system**
- 2 • Subfloor: 3/4" T&G oriented strand board subfloor sanded, screwed and glued with 5/8" plywood underlay**
- 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
- Clermont style bifold closet doors
- **Painted caps on half-walls**
- **Upgrade large colonial trim, baseboard, windows and door casing**
- **Stoop mouldings on all windows**
- Linen closet with 5 shelves
- **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**

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:**
- 4 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

- **HRV- heat recovery ventilator**
- 7 • High-efficiency Forced-air gas heating system, sealed combustion with 2 speed blower fan for reduced energy bill**
- **Digital programmable thermostat**
- **6" raised gas fire place with ceramic surround & electronic ignition**
- 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**

- Wood trim & doors to be white Semi-gloss finish
- 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)
- **Finished interior of microwave shelf**
- **Pots & pans drawer**
- **Lazy Susan (as per plan, select models only)**

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 fiberglass 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 • 30 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 ring and bar, and white plumbing fixtures
- **Bank of drawers in Ensuite**
- Medicine cabinets in main bathroom
- 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

* 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 February 6, 2012. Printed March 30, 2012. execs