

# SPECIFICATIONS

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## STRUCTURE

- R-70 blown insulation in attic (R-40 in cathedral).
- R-32 closed cell spray foam insulation in garage ceiling under second floor.
- R-24 insulation in exterior house wall with 1/2" gypsum drywall.
- R-22 total basement insulation (R-10 continuous foam to minimize thermal bridging with an R-12 batt on exterior walls only) with drywall and electrical plugs.
- R-10 rigid insulation under basement slab comes with radon seal.
- Spray foam injection around the windows, exterior doors and basement headers.
- Quality air barrier house wrap.
- Impermeable membrane/air gap system on exterior foundation walls.
- Party wall between units.
- Exterior structural sheathing on kiln-dried 2"x6" studs at 16" centres on external walls and 2"x6" studs and 2"x4" studs on internal walls.
- 2"x4" basement studs framed full height at 24" centers (external walls only).
- Structural high-performance 3/4" T&G OSB subfloor, nailed, sanded, screwed and glued.
- Fully drywalled garage with one coat finish.
- Poured 8" concrete foundation walls with steel reinforcement on 20" concrete footings.
- Poured 4" reinforced concrete garage floor with broom finish.
- Poured 3" concrete basement floor with troweled finish.
- Prefabricated engineered roof trusses at 24" centres.
- Roof sheathing: 7/16" OSB sheathing with "H" clips.
- 6 mil polyethylene vapour barrier.
- 6" diameter perimeter drainage system with clear stone coverage.

- Cement parging to exposed portion of foundation wall (externally).

## MECHANICAL & PLUMBING SYSTEMS

- 96% high-efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills.
- Programmable Wi-Fi thermostat (ecobee).
- Dedicated HRV (Heat Recovery Ventilator) for improved air quality and remove excess humidity.
- Sealed basement duct work.
- 97% high efficiency condensing tankless hot water heater (rental).
- Gas-burning fireplace with glass front, fresh air intake.
- Durable Pex-type water pipes which are more resistant to bursting in freezing conditions.
- Shut off valves under all sinks and toilets.
- Central air.
- 100 amp service.
- All ducts are cleaned prior to occupancy.

## ROUGH-IN

- Gas-ready package includes BBQ and stove rough-in with 120v outlet at stove.
- Waterline rough-in for fridge.
- Future dishwasher and central vacuum rough-in.
- Smart wiring package includes Cat 6 rough-ins, 1 network connection centre, 1 USB plug-in kitchen, rough-in for wireless access point for Wi-Fi network on second level and a 2" PVC conduit from basement to attic for future wiring.
- Soil Gas and Radon Gas under-slab vent system rough-in.
- 3-piece rough-in in basement for future washroom.

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## BATHROOMS

- Designer plumbing fixtures by Delta .
- Ceramic tiled shower in ensuite with dual sliding frameless glass doors (as per plan).
- Deeper acrylic tub in main/other bathrooms.
- Water pressure equalizer (scald guard) in all showers and tubs.
- Low flush water-saver toilet complete with elongated bowl and soft close seat.
- Undermount sinks in vanities.
- Vanity in powder room.
- Bank of drawers or medicine cabinet in primary bedroom ensuite (as per plan).
- Chrome paper holder, towel ring or bar and white plumbing fixtures in 3-piece bathroom.
- Upgraded lighting in all bathrooms.
- Upgraded vanity-size bevelled mirrors.

## KITCHEN

- Canopy-style chimney hood fan exhausted to the outside.
- European-designed cabinetry with taller 36" upper cabinets in kitchen.
- Deeper cabinets over fridge with side gable.
- Pots and pans drawers.
- 2 pendant lights over island or breakfast bar.
- Double bowl stainless steel undermount sink with chrome single handle high arc pull-down faucet.
- Ceramic backsplash.

## FINISHING DETAILS

- LED light bulbs in all compatible fixtures.
- Finished basement space provides for additional multi-purpose living area (as per plan).
- 9ft ceilings on ground floor.

- Smooth ceilings throughout.
- Pot lights in kitchen, entry, finished basement space and lower hall (as per plan).
- 3 5/16" wide engineered hardwood flooring in living, dining and lower hall, includes great room in the Fairhaven and Kenora.
- Ceramic flooring in entrance, kitchen, bathrooms and laundry (as per plan).
- 40 oz. quality nylon broadloom with tough-back chip foam underpad.
- Quartz or granite countertops throughout.
- Soft close doors and drawers throughout (as per plan).
- Choice of classic or modern style railings with oak spindles, posts and hand rails and oak nosing under spindles.
- Oak floor nosing underneath balustrades & painted wood stringers.
- White painted mantle above fireplace.
- Large contemporary style trim package with lever handles.
- Laundry tub supplied with swinging spout and double handles.
- Painted caps on half-walls (as per plan).
- Brushed nickel-type finish of high-quality interior door lever hardware, including privacy sets for bathroom and primary bedroom.
- Swing-style closet doors (as per plan).
- Linen closet with 5 shelves (as per plan).
- Stool mouldings on all windows.
- Trim and doors to be white semi-gloss finish.
- Zero VOC wall paint - choice from standard samples.
- Décora light switches and plugs.
- Ceiling light fixtures in all bedrooms.
- Chandelier in foyer (as per plan).
- Capped outlet in dining room for future chandelier (as per plan).

- Smoke detector on each floor and smoke/CO detector with strobe in each bedroom.
- Electrical outlet in garage for automatic door opener.

## EXTERIOR

- Low-E Argon Energy Star “Zone 3” PVC windows throughout (double or triple glazing depending on the application) to keep the heat in and the noise out .
- Oversize Low E-Argon PVC egress slider basement windows for a brighter basement (minimum one per plan).
- **Limited lifetime warranty asphalt shingles.**
- Brick/stone, vinyl siding, aluminium fascia as indicated on drawing (exterior colour package pre-assigned by builder architect).
- Steel insulated (incl. interior) sectional garage door, including windows (as per plan).
- Insulated exterior fibreglass or steel door with weatherstripping.
- Black exterior light fixtures or pot lights (as per plan).
- Exterior water-protected outlet.
- Front and back door chime.
- 2 frost free-hose bibs.
- Sealed porches and garage floor.

## LANDSCAPING

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

## WARRANTY COVERAGE

Homes are covered by a builder warranty and the 7-year Tarion Warranty Program, prepaid by vendor.

- **Signature Standards**
- Energy Star Efficient



\* May not apply to pre-built inventory or previously sold homes. Specifications & materials are subject to availability, substitution & modification without notice E &O.E. January 24, 2022. ❖