

EXECUTIVE TOWNHOME SPECIFICATIONS

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 at 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" X 6" studs at 16" centers on external walls and 2" X 6" studs and 2" X 4" studs on internal walls
- 2" x 4" 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" centers
- 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 wifi 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

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 master 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 beveled 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
- European designed cabinetry with taller 36" upper cabinets in kitchen
- Pots and pans drawers
- 2 pendant lights over island or breakfast bar
- Double bowl stainless steel undermount sink with single lever faucet and vegetable pullout spray
- 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 main 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, Kenora and Odessa
- 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 master 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, aluminum fascia as indicated on drawing (exterior colour package pre-assigned by builder architect)
- Steel insulated sectional garage door, including windows (as applicable)
- Insulated exterior fiberglass or steel door with weatherstripping
- Front entrance grip set with deadbolt
- 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.