

SPECIFICATIONS

SINGLE FAMILY HOMES



STRUCTURE

- ★ R-60 blown insulation in attic (R-40 in cathedral)
- ★ R-32 insulation in garage ceiling under second floor
- ★ R-27 insulation in exterior wall complete with high performance exterior sheathing
- ★ R-24 insulation to 6" above basement floor (external walls only)
- ★ Foam injection around the windows and exterior doors
- ★ Foam at basement headers and at perimeter of garage drops
- ★ Waterproofing: Platon system membrane on exterior foundation walls
- ★ High performance 3/4" T&G OSB subfloor, nailed, sanded, screwed and glued
- ★ Insulated exterior 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
- ★ Fully drywalled garage with one coat finish
 - Poured 20" concrete footings
 - Poured 8" concrete foundation walls with steel reinforcement
 - Poured 4" reinforced concrete garage floor with broom finish
 - Poured 3" thick concrete basement floor with troweled finish
 - Prefabricated roof trusses at 24" centres
 - 6 mil polyethylene vapour barrier
 - Cement parging to exposed foundation wall (externally)
 - 2" x 4" basement studs framed full height at 24" centers (external walls only)
 - 4" diameter perimeter drainage system with clear stone coverage
 - Roof sheathing: 7/16" OSB sheathing with "H" clips

- Steel basement beams supported on steel teleposts

MECHANICAL & PLUMBING SYSTEMS

- ★ 96% high efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills
- ★ Dedicated HRV* (Heat Recovery Ventilator)
- ★ Drain Water Heat Recovery Unit*
- ★ Digital programmable thermostat
- ★ High efficiency gas-fired 50 US gallon condensing hot water tank (rental) with minimum 0.60 EF (energy factor)
- ★ Sealed basement duct work
- ★ Gas-burning fireplace with glass front, fresh air intake
- ★ Pex-type water pipes
- ★ Shut off valves under all sinks and toilets*
 - All ducts are cleaned prior to occupancy
 - Heating ducts sized for future air-conditioning
 - Laundry tub supplied with swinging spout and double handles
 - 100 amp electrical panel and copper wiring
 - 200 amp electrical panel and copper wiring in Pathways Phase 1, Trailsedge Phase 3 for lots 340-355 and Westwood Phase 1

ROUGH-IN

- ★ Gas ready package includes BBQ and stove rough-in with 120v outlet at stove
- ★ Smart wiring package includes 3-5 RG-6 quad shielded cable ports, 3-5 RJ-45 Cat-5E telephone outlets, 1 network connection centre, and a 2" PVC conduit from basement to attic for future wiring
- ★ Waterline rough-in for fridge*
- ★ Soil Gas and Radon Gas under-slab vent system rough-in

★ Future dishwasher and central vacuum rough in

- 3-piece basement bathroom rough-in

BATHROOMS

- ★ Faucet collection by Delta *
- ★ Ceramic tiled shower in ensuite with glass doors* (as per plan)
- Bank of drawers or medicine cabinet in master bedroom ensuite* (as per plan)
- Rectangular drop in basin in vanities*
- Water pressure equalizer (scald guard) in all showers
- Vanity in powder room or pedestal sink (as per plan)
- Chrome paper holder, towel ring, bar and white plumbing fixtures
- Upgraded lighting in all bathrooms
- Low flush water-saver toilet complete with elongated bowl and soft close seat
- Upgraded vanity size beveled mirrors
- Soaker tub in ensuite (see sales rep for details)
- Deeper acrylic tub in main/other bathrooms
- Ceramic wall tiles on tub deck and surrounding ensuite soaker tub

KITCHEN

- ★ Canopy style chimney hood fan exhausted to the outside*
- ★ 2 pendant lights over island or breakfast bar
- ★ European designed cabinetry with taller 36" upper cabinets with crown moulding (bulkhead may be built for mechanical)
- ★ Pots and pans drawers
- Double bowl stainless steel sink with vegetable spray
- Ceramic backsplash

FINISHING DETAILS

- ★ LED light bulbs in all compatible fixtures
 - ★ Quartz or granite countertops throughout*
 - ★ Soft close drawers throughout* (as per plan)
 - ★ 9ft ceilings on main floor with oversized windows
 - ★ Smooth ceilings throughout*
 - ★ Choice of classic or modern style railings
 - ★ Pot lights in kitchen, entry and lower hall (as per plan)
 - ★ Oak caps on half-walls
 - ★ Large colonial trim, baseboard, windows and door casings
 - ★ Oak beam mantle above fireplace with ceramic tile surround
 - ★ Ceramic floor in entrance, kitchen, bathrooms and laundry (as per plan)
 - ★ 40 oz. quality broadloom with back chip underpad
 - ★ 3 1/8" wide 3/4" hardwood flooring in living room, great room, dining room, den and hall if applicable
 - Brushed nickle-type finish of high quality interior door hardware, including privacy sets for bathroom and master bedroom
 - Electrical outlet(s) in garage for automatic door opener(s)
 - Linen closet with 5 shelves
 - 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 CO detector on bedroom floor
 - Ceiling fan rough-in in family room for 2 storey ceiling
 - Oak floor nosing underneath balustrades and oak veneer wood stringers/painted wood stringers
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- Swing/bifold closet doors throughout (choice between Cambridge, Colonial or Classic. Cambridge pre-selected on all inventory)
 - Upgrade Diamond Matte wall paint - choice from standard samples
 - Wood trim and doors to be white semi-gloss finish

EXTERIOR

- ★ Low-E Argon Energy Star "Zone 2" PVC windows throughout*
- ★ Low E-Argon PVC slider basement windows*
- ★ **Limited lifetime warranty asphalt shingles**
 - Brick, vinyl siding, aluminum fascia as indicated on drawing (accent colour optional)
 - Front entrance grip set with deadbolt
 - Sealed porches and garage floor
 - Front and back door chime
 - 2 hose bibs
 - Steel insulated sectional garage door
 - Insulated exterior metal door with weatherstripping
 - Exterior water protected outlet
 - Brick or coloured PVC columns (as per brochure) and railing (if required)
 - Black exterior light fixtures

LANDSCAPING

- Architecturally designed streetscaping and landscaping
- Fully sodded lot (or sodded to treeline)
- 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.

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- ★ **Signature Standards**
 - ★ Energy Star Efficient

* May not apply to pre-built inventory or previously sold homes. Specifications and materials are subject to availability, substitution and modification without notice E &O.E. April 30, 2021.
