

SPECIFICATIONS

EXECUTIVE TOWNHOMES



STRUCTURE

- ★ R-60 blown insulation in attic (R-40 in cathedral)
- ★ R-32 insulation in garage ceiling under second floor
- ★ R-24 insulation in exterior wall with 1/2" gypsum drywall
- ★ R-24 insulation to 6" above basement floor
- ★ R-10 rigid insulation under basement slab
- ★ 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
- ★ 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
- ★ Party wall between units
 - Poured 20" concrete footings
 - Poured 8" concrete foundation walls with steel reinforcement
 - Poured 4" reinforced concrete garage floor with broom finish
 - Poured 3" concrete basement floor with troweled finish
 - Prefabricated roof trusses at 24" centers
 - 6 mil polyethylene vapour barrier
 - Cement parging to exposed portion of foundation wall (externally)
 - 2" X 4" basement studs framed full height at 24" centers (external walls only)
 - 6" diameter perimeter drainage system with clear stone coverage

- Roof sheathing: 7/16" OSB sheathing with "H" clips

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 condensing tankless hot water heater (rental)
- ★ 6" raised gas fireplace with ceramic surround & electronic ignition
- ★ 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
- 100 amp electrical panel and electrical wiring

ROUGH-IN

- ★ Gas ready package includes BBQ and stove rough-in with 120v outlet at stove
- ★ Smart wiring package includes 4 RG-6 quad shielded cable ports, 4 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
 - Central air 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

KITCHEN

- ★ Canopy style chimney hood fan exhausted to the outside*
- ★ Pots and pans drawers
- ★ 2 pendant lights over island or breakfast bar
- ★ European designed cabinetry with taller 36" upper cabinets in kitchen
- Double bowl stainless steel sink with vegetable spray
- Ceramic backsplash
- Breakfast bar (as per plan)

INTERIOR

- ★ White painted mantle above fireplace
- ★ Hardwood flooring in living, dining and lower hall includes great room in the Fairhaven, Kenora and Odessa
- ★ Ceramic flooring in entrance, kitchen and bathrooms
- Trim and doors to be white semi-gloss finish

- 40 oz. quality nylon broadloom with tough-back chip foam underpad
- Laundry tub supplied with swinging spout and double handles
- Brushed nickel-type finish of high-quality interior door hardware, including privacy sets for bathroom and master bedroom

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
 - ★ Smooth ceilings throughout*
 - ★ Choice of classic or modern style railings
 - ★ Pot lights in kitchen, entry, basement and lower hall (as per plan)
 - Cambridge style bifold/slider closet doors (as per plan)*
 - Painted caps on half-walls
 - Upgrade large colonial trim, baseboard, windows and door casing
 - Stoop mouldings on all windows
 - Linen closet with 5 shelves (as per plan)
 - 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 (as per plan)
 - Smoke detector on each floor and CO detector on bedroom floor
 - Electrical outlet in garage for automatic door opener
-

-
- Oak floor nosing underneath balustrades & painted wood stringers
 - Upgrade Diamond Matte wall paint - choice from standard samples

EXTERIOR

- ★ Low-E Argon Energy Star “Zone 2” PVC windows throughout*
- ★ Limited lifetime warranty asphalt shingles
- Brick, vinyl siding, aluminum fascia as indicated on drawing (exterior colour package pre-assigned by builder architect)
- Front entrance grip set with deadbolt
- Sealed porches and garage floor
- Front and back door chime
- 2 hose bibs
- Steel insulated sectional garage door including windows
- Insulated exterior fiberglass door with weatherstripping

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. April 30, 2021.
