

SPECIFICATIONS



STRUCTURE

- ★ R-60 blown insulation in attic (R-40 in cathedral)
- ★ R-32 foam insulation in garage ceiling under second floor areas
- ★ R-27 insulation in exterior wall complete with high performance exterior sheathing
- ★ R-10 rigid insulation under basement slab
- ★ R-22 total basement insulation (R-10 continuous foam to minimize thermal bridging with an R-12 batt) with drywall and electrical plug on the exterior perimeter walls
- ★ Foam injection around the windows and exterior doors
- ★ Foam insulation at basement headers and at perimeter of garage drops
- ★ 2" x 4" basement studs framed full height at 24" centers (external walls only)
- ★ 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 8" concrete foundation walls with steel reinforcement on 20" concrete footings
 - 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 walls (externally)

- 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) for improved air quality
- ★ Programmable wifi thermostat (ecobee)
- ★ 97% high efficiency tankless condensing hot water heater (rental)
- ★ Sealed basement duct work
- ★ 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
- All ducts are cleaned prior to occupancy
- Central air
- 100 amp electrical panel and copper wiring

ROUGH-IN

- ★ Gas ready package includes BBQ and stove rough-in with 120v outlet at stove
- ★ Smart wiring package includes Cat 6 rough ins, 1 network connection centre, 1 USB plug in kitchen, a garage door opener with keyless remote 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 rough-in in basement for future washroom

BATHROOMS

- ★ Faucet collection by Delta *
- ★ Full custom 10mm glass shower with full glass door in ensuite open to tub deck (as per plan) with ceramic wall tiles on tub deck and surrounding ensuite soaker tub
- ★ Ceramic tiled shower in ensuite with glass doors (as per plan)
 - Bank of drawers or medicine cabinet in master bedroom ensuite (as per plan)
 - Undermount sinks in vanities
 - Water pressure equalizer (scald guard) in all showers and tubs
 - 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

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
- ★ Deeper cabinets above fridge with side gable
 - Double bowl stainless steel sink with single lever faucet and vegetable pullout spray
 - Ceramic backsplash

FINISHING DETAILS

- ★ Finished basement rec room (as per plan)
- ★ LED light bulbs in all compatible fixtures
- ★ Quartz or granite countertops throughout
- ★ Soft close doors and drawers throughout (as per plan)
- ★ 9ft ceilings on main floor
- ★ Smooth ceilings throughout
- ★ Choice of classic or modern style railings with oak spindles, posts and handrails and oak nosing under spindles
- ★ Pot lights in kitchen, entry and lower hall (as per plan)
- ★ Oak caps on half-walls
- ★ Large contemporary style trim and door package with lever handles
- ★ 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
- ★ Laundry uppers over washer & dryer or laundry uppers and base cabinet with stainless steel laundry tub (as per plan)
- ★ 8ft interior doors on main floor
 - Brushed nickle-type finish of high quality interior door hardware, including privacy sets for bathroom and master bedroom
 - Electrical outlet(s) with wifi garage door opener(s) with keyless entry and remotes
 - Linen closet with 5 shelves
 - Décora light switches and plugs
 - Ceiling light fixtures in all bedrooms
 - Chandelier in foyer (as per plan)

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- Capped outlet in dining room for future chandelier (as per plan)
 - Smoke detector on each floor and in every bedroom
 - Ceiling fan rough-in in family room for 2 storey ceiling
 - Lifemaster VOC interior paint- choice from standard samples
 - Trim and doors to be white semi-gloss finish

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 noise out
- ★ Oversize Low E-Argon PVC **egress** slider basement windows for a brighter basement (minimum one per plan)
- ★ **Limited lifetime warranty asphalt shingles**
 - Stone/brick, vinyl siding, aluminum fascia (as per plan)
 - Front entrance grip set with deadbolt
 - Sealed porches and garage floor
 - Front and back door chime
 - 2 frost free hose bibs
 - Steel insulated garage door(s), front entry door and door from garage to house
 - 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. January 27, 2022
