

# 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, basement 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 nickel-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 (as per plan) \*
    - 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 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.

- 
- ★ **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

---