

RICHCRAFT



**31' & 35' TANDEM SINGLE-FAMILY
SPECIFICATIONS**

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PRIMARY DWELLING SPECIFICATIONS

STRUCTURE – A FOUNDATION BUILT FOR LIFE

- R-60 blown insulation in attic (R-40 in cathedral).
- R-32 closed cell spray foam insulation in garage ceiling under second floor areas.
- R-27 insulation in exterior house wall complete with high-performance exterior structural sheathing.
- R-22 total basement insulation (R-10 continuous foam to minimize thermal bridging with an R-12 batt) with drywall and electrical plugs on the exterior perimeter walls.
- R-10 rigid insulation under basement slab comes with radon seal.
- Spray foam injection around the windows, exterior doors and basement headers.
- Quality air barrier house wrap.
- Impermeable membrane/air gap system on exterior foundation walls.
- Insulated exterior structural sheathing on kiln dried 2"x6" studs at 16" centres on external walls and 2"x6" studs and 2"x4" studs on internal walls.
- 2" x 4" basement studs framed full height at 24" centres (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" thick concrete basement floor with troweled finish.
- Steel basement beams supported on steel posts.
- Prefabricated engineered roof trusses at 24" centres.
- Roof sheathing: 7/16" OSB sheathing with "H" clips.
- 6 mil polyethylene vapour barrier.
- 4" diameter perimeter drainage system with clear stone coverage.
- Cement parging to exposed foundation walls (externally)

ROUGH-IN

- Gas-ready package includes BBQ and stove rough-in with 120v outlet at stove.
- Waterline rough-in for fridge.
- Future dishwasher rough-in.
- Smart wiring package includes Cat 6 rough-ins, 1 network connection centre, 1 USB

plug in the kitchen, rough-in for a wireless access point for a Wi-Fi network on bedroom level and a 2" PVC conduit from basement to attic for future wiring.

- Soil Gas and Radon Gas under-slab vent system rough-in.

MECHANICAL & HEATING – PERFECT COMFORT, EVERY SEASON

- 96% high efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills.
- Programmable Wi-Fi thermostat (ecobee).
- Dedicated heat recovery ventilator (HRV) for improved air quality and to remove excess humidity.
- Sealed basement duct work.
- 97% high-efficiency condensing tankless water heater (rental).
- Electric fireplace.
- Durable Pex-type water pipes which are more resistant to bursting in freezing conditions.
- Shut off valves under all sinks and toilets.
- Central air.
- 200 AMP service for main dwelling with 60 AMP pony panel for secondary dwelling
- All ducts are cleaned prior to occupancy.

SPA INSPIRED BATHROOMS – LUXURY YOU CAN SOAK IN

- Designer plumbing fixtures 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).
- Deeper acrylic tub in main/other bathrooms.
- Soaker tub in ensuite (as per plan).
- 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 or pedestal sink (as per plan).
- Bank of drawers or medicine cabinet in all 3-piece bathrooms (as per plan).

- Chrome paper holder, towel ring or bar and white plumbing fixtures.
- Upgraded lighting in all bathrooms.
- Upgraded vanity size beveled mirrors.
- Quartz / granite countertops.

ELEVATED KITCHENS – DESIGNED TO INSPIRE EVERY DAY

- Canopy-style chimney hood fan exhausted to the outside.
- European-designed cabinetry with taller 36" upper cabinets with flattop moulding (bulkhead may be built for mechanical).
- Deeper cabinets above fridge with side gable.
- Pot and pan drawers.
- 2 pendant lights over island or breakfast bar (as per plan).
- Double bowl stainless steel undermount sink with single lever faucet and vegetable pullout spray.
- Ceramic backsplash.

INTERIOR FINISHES – WHERE EVERY DETAIL MATTERS

- 9ft ceilings on ground floor.
- Smooth ceilings throughout.
- Pot lights in kitchen, entry and lower hall (as per plan).
- 3 1/8" wide hardwood flooring in living room, great room, dining room, den and hall if applicable.
- Ceramic floor 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 handrails and oak nosing under spindles.
- Oak beam mantle above fireplace with ceramic tile surround.
- Oak caps on half-walls as per plan.
- Large contemporary-style trim and door package with lever handles.
- LED light bulbs in all compatible fixtures.
- Brushed nickel-type finish of high quality interior door lever hardware, including privacy sets for

bathrooms 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 interior 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).
- Ceiling fan rough-in in family rooms with 2 storey ceiling.
- Smoke detector on each floor and smoke/CO detector with strobe in each bedroom.
- Electrical outlet(s) in garage for future garage door opener

EXTERIORS CRAFTED TO CAPTIVATE

- 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).
- Brick or coloured PVC columns (as per brochure) and railing (if required).
- Steel insulated garage door(s), front entry door and door from garage to house.
- 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 – BEAUTY BLOOMS HERE

- Architecturally designed streetscaping and landscaping.
- Fully sodded lot (or sodded to treeline).
- Asphalt paved driveway.
- Precast patio stone walkway from driveway to front door.

SECONDARY DWELLING SPECIFICATIONS

STRUCTURE, HVAC, PLUMBING & ELECTRICAL

- Standard egress window in basement as per plan
- Higher basement walls
- Sound attenuation in all ceilings (stair landings, under stairs and common walls included)
- Optional basement electric fireplace
- In-unit main water shut off for secondary dwelling
- Rough in for future dishwasher
- Drain for laundry washer box
- Water line shut offs at all sink faucets and toilet
- Basement laundry tub/faucet as per plan
- Drain Water Heat Recovery Power Pipe
- 200 AMP service for main dwelling with 60 AMP pony panel for secondary dwelling
- Door chime at side door entrance
- Dining room and bedroom ceiling fixtures
- Pot lights in kitchen as per plan
- HRV
- Separate HVAC system
- Air handler with tankless hot water heater system (Rental)
- Pro 2000 Thermostat
- Cat6 cabling, 2 outlets per unit
- Connection centre panel c/w network in mechanical room
- Energy Star Certified

KITCHEN

- Stainless steel undermount sink with single lever pull out faucet
- USB plug in kitchen
- Stainless steel OTR microwave hood fan
- Ceramic backsplash
- Quartz / granite countertops
- Cabinets with 30" uppers

BATHROOM

- Drop in bathroom sink with Delta faucet
- Elongated toilet with soft-close seat
- Tub/shower 60"x32" with Delta Faucet as per plan
- Bevelled, full vanity-length mirrors
- Polished chrome bath accessories
- Ceramic in entry, laundry and bathrooms
- Ceramic bathtub & shower walls
- Laminate bathroom countertops

INTERIOR FINISHES

- All stairs to be painted stringers with LVT treads
- Modern style oak handrails
- Cambridge smooth door style
- Satin nickel interior lever and hinges
- Soft-close drawers and doors on all cabinets
- LVP (Luxury Vinyl Plank) flooring in all living spaces

WARRANTY COVERAGE

- Homes are covered by a builder warranty and the 7-year Tarion Warranty Program, prepaid by vendor.
 - * May not apply to pre-built inventory or previously sold homes. Specifications & materials are subject to availability, substitution & modification without notice E & O.E. February 5, 2026.

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

