

SPECIFICATIONS

STRUCTURE

- 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 at 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" centers on external walls and 2"x6" studs and 2"x4" studs on internal walls.
- 2"x4" basement studs framed full height at 24" centers (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).

MECHANICAL & PLUMBING SYSTEMS

- 96% high-efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills.
- Programmable Wi-Fi thermostat (ecobee).
- Dedicated HRV (Heat Recovery Ventilator) 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.
- All ducts are cleaned prior to occupancy.

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 kitchen, rough-in for wireless access point for 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.
- Rough-in for future car charger.
- 3-piece bathroom rough-in in basement.

BATHROOMS

- 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.
- 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.

KITCHEN

- Canopy style chimney hood fan exhausted to the outside.
- European designed cabinetry with taller 36" upper cabinets with crown moulding (bulkhead may be built for mechanical).
- Deeper cabinets above fridge with side gable.
- Pot and pan drawers.
- 2 or 3 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

FINISHING DETAILS

- 9ft ceilings on ground floor.
- Smooth ceilings throughout.
- Pot lights in kitchen, entry and lower hall (as per plan).
- 3 1/8" wide engineered hardwood flooring in living room, great room, dining room, den and hall if applicable.
- Oak hardwood staircase from first to second level.
- 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 primary 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 automatic garage door opener.

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).
- 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

- 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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- 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 at 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" centers on external walls and 2"x6" studs and 2"x4" studs on internal walls.
- 2"x4" basement studs framed full height at 24" centers (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).

MECHANICAL & PLUMBING SYSTEMS

- 96% high-efficiency forced air gas heating system, sealed combustion with ECM motor for reduced energy bills.
- Programmable Wi-Fi thermostat (ecobee).
- Dedicated HRV (Heat Recovery Ventilator) for improved air quality and to remove excess humidity.
- Sealed basement duct work.
- 97% high-efficiency condensing tankless water heater (rental).
- 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.
- Central air.
- 200 amp service.
- All ducts are cleaned prior to occupancy.

ROUGH-IN

- Gas ready package includes BBQ and stove rough-in with 120v outlet at stove.
- Waterline rough-in for fridge.
- Future dishwasher and central vacuum rough-in.
- Smart wiring package includes Cat 6 rough ins, 1 network connection centre, 1 USB plug in kitchen, rough-in for wireless access point for 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.
- Rough-in for future car charger.
- 3-piece bathroom rough-in in basement.

BATHROOMS

- 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.
- 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.

KITCHEN

- Canopy style chimney hood fan exhausted to the outside.
- European designed cabinetry with taller 36" upper cabinets with crown moulding (bulkhead may be built for mechanical).
- Deeper cabinets above fridge with side gable.
- Pot and pan drawers.
- 2 or 3 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

FINISHING DETAILS

- Finished basement space provides for additional multi-purpose living area (as per plan).
- 9ft ceilings on ground floor.
- 8ft interior doors on ground floor.
- Smooth ceilings throughout.
- Pot lights in kitchen, finished basement space, entry and lower hall (as per plan).
- 3 1/8" wide engineered hardwood flooring in living room, great room, dining room, den and hall if applicable.
- Oak hardwood staircase from first to second level.
- 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).
- Laundry uppers over washer & dryer or laundry uppers and base cabinet with stainless steel laundry tub (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 primary 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) with Wi-Fi garage door opener(s) with keyless entry and remotes.

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).
- 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.

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