



STANDARD SPECIFICATIONS

EXTERIOR APPOINTMENTS

- IKO 25yr self sealing asphalt roof shingles, eave protection, flashing DURAFLO roof vents as per OBC
- HANSON or BRAMPTON clay brick fronts with ARRISCRAFT sills & keystones and vinyl siding & fascia as per plan
- LAFLAMME PVC casement windows, 22x48 NOVATECH (silkscreen) front glass insert & sidelights and metal insulated garage door(s)
- 3-56X24 PVC sliding basement windows with metal window enclosures as per plan
- 36"X72" P/T wood deck, rail and 36" wide steps at rear patio door as per plan
- Paved driveway, 24x30 concrete paving stone walkway and tree as per plan (2 trees on corner lots)
- Mailbox, house numbers and front yard lamppost on photocell standard

FOUNDATION

- 8"x24" concrete footings with 8" x7"-10" concrete foundation walls and reinforced concrete footing pads (20MPA) as per plan, cement parging above ground and PLATON drainage membrane below ground
- 3" concrete basement floor slab (25MPA), 4" concrete garage floor slab (32MPA / 6%AE) fibremesh reinforcing and smooth trowel finish for easy maintenance and 6" reinforced front porch slab and step(s) (32MPA / 6%AE) as per plan

STRUCTURE

- Shop primed steel beams, angles and HSS posts as per plan
- Pre-Eng floor joists with 5/8" T&G OSB, 2"x4" and 2"x6" @ 16" center wall framing with 7/16" OSB wall sheathing and Pre-Eng roof trusses @ 24" centers with 7/16" OSB roof sheathing
- 9ft main floor and 8ft second floor ceiling height
- R21.5 exterior wall insulation above grade, R20 exterior basement wall insulation, R40 loose fill attic insulation, 6mil poly vapour barrier as per OBC and all doors, windows, second floor joist headers and floors above unheated areas foamed for energy efficiency
- Exterior wrapped with TYVEK air barrier or equivalent
- "Energy Star" certification included with all homes standard

ELECTRICAL

- 100AMP/ 48 circuit electric panel with (1) 110V outlet, copper wiring throughout and "DECORA" plugs and switches in finished areas standard
- Ceiling lights in all rooms except living and family room, capped ceiling outlet in dining room, light bars in bathrooms
- (2) pot lights at fireplace, (6) pot lights in kitchen, (1) pot light in Ensuite shower, (1) pot light on front porch and (2) pot lights above garage
- Interconnected AC electric smoke detectors and carbon monoxide detector at bedroom level
- (5) CAT-5 phone outlets, (5) cable outlets, central vacuum roughed to basement and conduit to attic standard
- Alarm and sound system pre-wires available extra upon request
- Ceiling outlet(s) for garage door opener(s) and (1) 110V wall outlet per vehicle standard

HEATING

- Dual Stage 95% Efficient Gas Furnace with 2 stage programmable thermostat
- High Efficiency rental gas HWT (60 gallon)
- HRV with dedicated ductwork to each bathroom, laundry room and kitchen, HRV control beside thermostat and push button timer controls in each bathroom
- "NAPOLEON" 36" direct vent gas fireplace gas fireplace with thermostat oak mantle and 2 1/2" surround trim (choice of brass/silver/black) standard

PLUMBING

- KINDRED stainless steel kitchen sink with MOEN "Chateau" faucet, vegetable spray and dishwasher rough-in
- KINDRED stainless steel laundry tub, faucet and hook-up for washer (as individual plans permit)
- AMERICAN STANDARD "Plebe" toilet and china basin(s) with MOEN "Monticello" faucet(s), 32x60 MAXX acrylic soaker tub with MOEN single lever faucet standard in Main Bathroom
- AMERICAN STANDARD "Plebe" toilet and "Colony" pedestal sink with MOEN "Monticello" faucet
- AMERICAN STANDARD "Plebe" toilet and china basin(s) with MOEN "Monticello" faucet(s), MAXX acrylic soaker tub with MOEN "Monticello" tub faucets, custom ceramic shower with MANHATTAN glass door and MOEN single lever faucet and pressure balance in Ensuite Bathroom (as individual plans permit)
- Basement bathroom rough-in, PVC drains & pipes, WIRSBO plastic water pipe and (2) exterior non-freeze hose bibs included standard

INTERIOR FINISHING

- Smooth drywall ceilings in kitchen and bathrooms, textured finish with border all other locations
- "Colonial" finger joint pine door and window casings (2 1/2"), baseboards (4 1/8"), choice of "Colonial", "Claremont" or "Classic" interior doors, brass hardware, front entry gripset and deadbolts
- Carpet grade main staircase with oak stringers and "Colonial" oak rails and spindles, pine basement and garage steps with wall mount pine handrails
- "WICKHAM" 3 1/4" No.1 common pre-finished oak hardwood flooring in LivRm, DinRm, Study and FamRm as per individual plans
- Ceramic floors in Foyer, Main Hallway, Kitchen, Laun Rm and Bathrooms from builders samples
- Ceramic Backsplash, Bathroom tub enclosure and Ensuite tub deck and shower wall enclosures from builders samples
- "Standard Grey" floor grout, "Standard White" wall grout, ceramic towel bars, ceramic paper holders and ceramic soap trays standard
- PEERLESS "Velvet Mist III" 40oz nylon twist carpet on 7/16" high density under-pad on Main Stairs, Upper Hallway and Bedrooms standard
- ICI "Flat White Latex" ceilings, ICI "Rich White Latex" walls, ICI "Rich White Semi-Gloss" Kitchen and Bathrooms, ICI "Semi-Gloss White" wood trim
- Choice of Oak, Maple, Birch & Melamine 5pc cabinet doors, base cabinets with laminate countertop, 42" tall uppers, valance trim, crown moulding, microwave shelf, utensil drawers and (1) pot/pan drawers standard in Kitchen (layout as per plan)
- Choice of Oak, Maple, Birch & Melamine 5pc cabinet doors, base cabinet with laminate countertop and bank of drawers in Main and Ensuite Bathrooms (layout as per plan)
- Choice of Oak, Maple, Birch & Melamine 5pc cabinet doors, base cabinet with laminate countertop and 60" of upper cabinets (where individual plans permit)