



Specifications

Foundation

- Continuous concrete footings as per drawing
- 10" concrete block foundation for house
- 8" concrete foundation for garage
- Parged and damp proofed below grade
- 6" of stone over weeping tile
- Drainage tile connected to sump bucket

Cement Floor

- 3.5" concrete slab trowel finish
- 20 MPA for house
- 32 MPA for garage and porches
- Brushed cement finish for all porches

Frame Construction

- 2x6 grade stamped lumber for all exterior walls 16" centers
- 2x4 grade stamped lumber for all interior walls and garage 16" centers
- 5/8 t & g plywood floor sheathing glued and screw nailed
- 7/16 OSB for all exterior sheathing
- Pre engineered self supporting roof trusses with metal connectors
- 8' walls on main floor
- Vaulted ceiling depending on the model
- Engineered floor system or 2x10 KD spruce floor joist
- 35 year self sealing landmark designer shingle
- Exterior walls Tyvec taped and sealed to ensure proper air barrier
- 3/4" iso board on exterior wall taped and sealed
- Steel beam according to plan

Windows and Doors

(color to be white as supplied by builder)

- High quality Roberge casement and slider windows as per plan
- 20 year limited warranty
- Fully insulated metal doors for all entrances
- Your choice of an upgraded front entry door from our selections
- Fully Insulated garage doors as per plan

Insulation and vapour barrier

- Ultra 6 poly vapour barrier glued at all joints
- R-50 insulation in the attic
- R-22 with 3/4" iso board on exterior walls
- R-12 with 3/4" iso board on the basement exterior walls

Plumbing

- 2 exterior frost free taps
- Water pressure equalizer to showers
- One piece tub/shower(white) in main bathroom
- Custom tile shower with solid glass door is available as an upgrade
- Single lever faucets and taps for bathroom sinks
- Double stainless steel kitchen sink with single lever tap
- All bathroom fixture are standard white
- Free standing laundry tub as per plan
- All connections to city services
- Water line roughed in for fridge

Electrical

- 125 amp service
- Plastic sealed boxes for all exterior walls
- All electrical installations are designed to meet or exceed local and provincial building codes
- 4 cable and 4 phone outlets provided
- Underground connection from street to house
- Supply and install carbon monoxide detectors
- Install all client supplied light fixtures
- Garage pre wired for garage door openers
- Electrical layout designed around client needs. We will walk through your home with the electrician to lay out your light fixtures as desired.

Interior features

- 1/2" drywall on all walls and ceilings
- Painted ceilings throughout the main level
- Solid oak, maple or hickory railing assemblies are standard



Heating System

- Install a high efficiency gas furnace with all the required duct work, venting, low voltage electrical, registers, grills and thermostat
- Heat Recovery Ventilator
- Tankless On Demand Hot water heater (Rental)
- Ductwork sized for future central air
- Dryer vent installed
- Heating system engineered for each model

Landscaping

- Lot will be graded for proper water drainage
- Topsoil and sod
- Precast concrete step and walkway as required
- Paved driveway

Exterior Finish

- Pre finished maintenance free aluminium soffit and fascia
- Front elevation stone work completed as per plan
- Vinyl siding installed on sides, back and front elevation as per plan
- All colors selected from builders color selections

Interior features

- MDF interior doors with weiser hardware as selected from buyers from builders selections
- Large MDF baseboard and casing
- Window skirts for all main floor windows
- Pre finished shelving with rods in all closets
- High quality latex paint on all walls and wood work (Max. 3 colors)

Flooring

- Carpet with underpad installed on bedrooms and basement stairs
- Ceramic flooring for the kitchen, bathrooms and foyer.
- Hardwood flooring in the living room, dining room, hallway and the option to substitute into the kitchen.
- All flooring selections will be made by the buyer from the builders selections

Kitchen

- Our kitchen selections are virtually endless, you will meet with our cabinet maker to design your kitchen. You will choose the material for your cabinets, the door style, hardware, countertop and color. Each model home has a specific allowance included in the price that covers the cost of a dream kitchen.

Basement

- The basement exterior walls will be framed from floor to ceiling.
- Roughed in plumbing for a future bathroom
- Full electrical service

Garage

- Garage will be framed and wired
- Relief cuts in the garage cement floor when necessary

Peace of Mind Warranty Coverage

One year comprehensive warranty covering defects in workmanship and materials

Two year extended warranty covering mechanical, electrical and plumbing systems. Also covers water penetration, exterior cladding and all ontario building code regulations

Seven year warranty covering all major structural defects

