



## STANDARD FEATURES AND FINISHES

### SITE WORK

- Excavate for foundation, backfill and rough grade.
- Install sanitary sewer, water line and hydro service inside lot line.
- Front, sides and back yard sodded in full. Homeowner to maintain watering.

### DRIVEWAY & WALKWAY

- **Driveway Stone (Handy Paver or Covington One Size) 12x12** Driveway, Front Walkway and Steps as required.
- **Regular or Stamped Concrete** – Quotes as requested

### FOUNDATION

- 9" Foundation walls, poured concrete as per plans.
- Foundation exterior walls tar sprayed and wrapped with Platon drainage membrane.
- Weeping tile with filter cloth, laid in stone around exterior of footing attached to sump pit and pump.
- Poured concrete basement floor, garage floor and front porch as per plans.

### FRAMING

- Main floor 9' ceilings, second floor 8' ceilings.
- Exterior walls framed with **2x6 studs**, 16 O/C covered with 7/16 Oriented Strand Board (OSB) sheathing and Tyvek Homewrap.
- Interior walls framed with 2x4 studs, 16 O/C or as per plans.
- Sub floor **3/4" Point Six Engineered OSB glued, nailed and screwed.**
- Roof truss covered in 7/16 Oriented Strand (OSB) sheets.
- All structural steel as per size designed for load requirements.

### ROOFING

- **Limited Lifetime Architectural Shingles** – colour selection by customer.
- Ice / water protector in valleys and roof edges.
- Drip Edge where needed.
- Roof vents as per plans.

### MASONRY

- **Clay Brick** as per plan – (General Shale, Hanson or equivalent).
- **Stone Work** as per plan (Arriscraft or equivalent).
- One-piece Stone sills at windows and doors as per plans.

### SIDING & ALUMINUM

- Vinyl siding as per plans in standard colours-colour selection by customer.
- Continuous venting aluminum soffit, fascia and eaves-troughs, and downspouts.
- Borders and details as per plan.

### STUCCO

- Stucco as per plan
- Colour to be selected as needed.
- Boarder and details as per plan.

### WINDOWS and DOORS

- Windows are energy efficient, maintenance free double-glazed casement, screens for all operational windows. Choice of 3 colours.
- Insulated Steel slab entry man doors.
- 6' sliding patio door as per plan.

### GARAGE DOORS

- **Insulated Series Standard raised panel** garage doors in standard colours – to be selected by customer.

### HEATING & COOLING

- **Amana** – Furnace 60,000 to 80,000 btu, **96% efficient**, multi speed ECM motor, stainless steel heat exchanger and secondary heat exchanger – **10 year limited warranty.**
- **Majestic or Equivalent** – 36" Gas Fireplace with fan kit.
- **Gas Lines** – Stove line included (additional gas lines to be quoted.)
- **Life Breath** – HRV – Heat Recovery Ventilator **74% Efficiency** - Simplified

### ELECTRICAL

- 200amp service with breaker panel. Location as per plans
- All wiring as per electrical code at time of permit.
- Copper wiring and tamper proof receptacles.

- Two water proof exterior electrical outlets with ground fault detector.
- Cooper wiring and tamper proof receptacles
- Two water proof exterior electrical outlets with ground detector.
- Wiring for Electric and Gas stove kitchen.
- Standard Door chime.
- Low voltage wiring for future garage door openers and sensors included.
- Location of plugs and switched as per electrical code.

#### **LIGHTING**

- Lighting allowance - \$2000.
- QTY 20 – 4” LED Lotus Potlights included.

#### **PLUMBING**

- **Moen or Riobel Faucets Included. See Model Home Specs.**
- **Contact Toliets – Low Flow Energy Efficient.**
- **Plumbing allowance - \$2000.**
- Basement
  - Rough-in only for 3-piece bath (unfurnished).
  - Floor drain c/w vacuum breakers.
  - Hook up water only to power vented hot water tank.
  - Submersible sump pump c/w check valve.
  - 3/4” Watts regulator mixing valve installed as per plumbing code.
  - Pex Potable water system.
  - Hot water tank heater – Reliance Rental - **.67 Energy Rating**

#### **INSULATION & DRYWALL**

- EXTERIOR WALLS **R22** batt insulation (2x6 walls).
- Attic ceilings blown in insulation to **R50**.
- Basement walls **R12** blanket wrap insulation.
- Exposed Floor Joists-**R31 Spray Foam**.
- Orange Peel textured ceilings all rooms.
- Garage drywalled with one coat of taping compound.

#### **TRIM, DOORS & HARDWARE**

- **5 1/2”** MDF Trim Modern Step trim
- **3 1/2”** MDF Modern Step Casing
- **2” Panel smooth** hollow core interior doors or similar.
- **Dorex or Weiser** hardware.
- Deadbolt on all exterior doors.
- Vinyl wire shelving, 1 row in bedroom closets, Qty 4 – 12” shelves in linen and pantry.

#### **STAIR & RAIL**

- Stain grade oak stair and railing with wrought iron spindles- as per plan.
- Basement stair pine – as per plan.

#### **PAINTING**

- Prime and one topcoat on doors, trim casing and crown.
- Primer and two topcoats on walls (**Five Colours Included**).
- Stain where applicable is a 3 coat brush application with 2 clear coats sprayed NOT brushed.

#### **FLOORING**

- Carpet (Bedrooms) – **Builders Allowance**
- Hardwood (Great Room, Kitchen, Den, Formal Dining Room, Powder) – **Builders Allowance**.
- Ceramic (Ensuite, Tub, Main bath, Foyer)- **Builders Allowance**.

#### **CABINETRY**

- **Builders Allowance \$18,500** for kitchen cabinets, bathroom vanities and laundry room with countertops supplied and installed – as per model.

#### **COUNTER TOPS**

- **Builders Allowance \$8,500.**
- Design of counter top layout will be based on Kitchen and Bathroom designs.

#### **GLASS & MIRROR**

- Standard mirrors in bathrooms 40” high and full length of vanities.
- Glass shower enclosure with chrome hardware – on tiled showers only as per plan.

#### **CENTRAL VACUUM**

- Rough-in for 2 outlets dropped to basement.
- Complete unit – quote as requested.

#### **HOME AUDIO, PHONE & CABLE**

- 5 phone outlets.
- 5 coax outlets.
- Home Audio and Alarm – quote as requested.