



SILVERLEAF 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 – Energy Star rated furnace, two stage gas valve, high efficiency – 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 75% 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 & COUNTER TOPS

- Builders Allowance \$25,000 for kitchen cabinets, bathroom vanities and laundry room with countertops supplied and installed
- 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.