

## Specifications

March 31<sup>st</sup>, 2008

### Lots

- 1- Full underground services including natural gas, cablevision, telephone, municipal water, sanitary and storm sewers
- 2- Gravel driveway, width of garage foundation (no paving)
- 3- Sod in front yard, seeded in back
- 4- Surveyor's certificate of property location
- 5- Foundation soil test by engineer (for each individual lot)
- 6- Patio slab walkway from front entrance to driveway
- 7- One tree in front yard

### Foundation

- 1- Poured footing and cement walls (reinforced with rebars) as per engineers soil test requirements
- 2- Garage floor, 32 mpa backfill with compacted sand
- 3- Weeping tile around foundation with proper "connection"
- 4- Concrete porch, 32 mpa reinforced with rebars
- 5- Filter around pipe against sand infiltration
- 6- Water infiltration protection membrane

### Framing

- 1- ALL exterior walls – 2" x 6" @ 16" O/C KD lumber
- 2- ALL interior walls – 2" x 4" @ 16" O/C KD lumber
- 3- Engineer approved roof trusses with 7/16" sheathing with "H Clips"
- 4- 5/8" T & G floor (nailed, screwed, and sanded)
- 5- Perimeter basement walls full height 2" x 4"
- 6- Steel beams and teleposts as per plan
- 7- Floor joist as per building code requirements
- 8- Aspenite for exterior walls or equivalent

### Insulation

- 1- Basement – R12 - Full height of basement wall (12" from floor)
- 2- Walls – R20 Batt Insulation
- 3- Ceiling – R40 Blown Insulation
- 4- Steel insulated exterior doors
- 5- Accoustical Caulking
- 6- Double weatherstripping to all exterior doors
- 7- 6 mil vapour barrier
- 8- "TYVEK" on exterior walls

### Plumbing

- 1- High efficiency hot water tank
- 2- Automatic washer tap & drain under kitchen sink
- 3- Weatherproof exterior service taps in garage & rear
- 4- Double kitchen sink with vegetable spray, stainless steel
- 5- MOEN or DELTA chrome finish faucets
- 6- White plumbing fixtures
- 7- Pedestal sink in powder room as per plan
- 8- Water conserving shower heads and low flow toilets
- 9- Pressure balance for showers
- 10- 36" shower includes shower door
- 11- Fiberglass or steel bathtubs in main bathrooms
- 12- Acrylic roman tub

### Drywall

- 1- Drywall to all walls and ceilings for finished area
- 2- Drywall on insulated portion of garage walls & ceiling
- 3- Waterproof drywall at tub enclosure
- 4- Trim Tex drywall corner system (less shrinkage)

### Heating & Electrical

- 1- High efficiency gas forced air furnace (24 hours emergency service)
- 2- 100 amp electrical breaker panel
- 3- Front & Back weatherproof exterior receptacle
- 4- Grounded regular receptacle in garage (2)
- 5- Dryer cable and receptacle
- 6- Dishwasher rough-in
- 7- Fans in ALL bathrooms
- 8- Ceiling receptacle for future garage door opener
- 9- Bedroom fixtures included
- 10- 2 basement receptacles
- 11- DECORA light switches and outlets
- 12- Smoke & Co2 detectors interconnected as per code
- 13- Heat recovery ventilator with wall control
- 14- Ductwork cleaning
- 15- Electrical & Direct venting for future microwave/hood fan

### Doors

- 1- EXTERIOR: Front Entrance: colonial steel insulated door (full clear glass) c/w PVC Covered wood frames
- 2- INTERIOR: Colonial Doors
- 3- PATIO: Patio door (white vinyl cladding)
- 4- GARAGE: R12 Insulated pre-finished metal (white) with aluminum covered jamb for low maintenance & weatherstripping
- 5- CLOSETS: Sliding or Bifold as per plan

### Windows

- 1- PVC Windows – casement c/w extended manufacturer thermos warranty
- 2- Vinyl thermos sliding windows in basement as per plan

### Exterior Finishes

- 1- Stone front
- 2- Vinyl siding – maintenance free
- 3- Maintenance free aluminum soffit & fascia
- 4- Sandfinish to exposed portion of foundation
- 5- Complete exterior caulking
- 6- Roofing 25 years with wide variety of colors
- 7- Masonry details: Keystone and bottom door sills
- 8- Address Numbers engraved in stone

# *Specifications*

## *March 31<sup>st</sup>, 2008*

### **Interior Finish**

- 1- MDF 2 1/2" casing and 4" baseboards
- 2- 1/4" round on all floors
- 3- Wire shelves
- 4- Grip set at front entrance door

### **Painting & Decorating**

- 1- Ceramic tiles in tub enclosures full height (16" for roman tubs)
- 2- Quality paint to all wood trim and walls, egg-shell finish or equivalent. Choice of one wall color from builder samples, white wood trim. (Walls- 1 primer, and 2 finish coats; Ceiling- 2 coats)

### **Floor Coverings (as per sketch)**

- 1- Quality 36+ oz carpet and berber with 9mm underpad (2 colors per home)
- 2- Vinyl flooring with plywood underlay (one color per home)
- 3- Pre-finish 2 1/4" natural hardwood in selected areas c/w coating to reduce sun damages
- 4- Ceramic in entrance, main bathroom, and ensuite and some hallways (as per plan)

### **Cabinets and Vanities**

- 1- Quality custom made kitchen cabinets with postformed countertops with choice of colors, design and handles
- 2- Main bathroom and ensuite c/w vanity drawers where possible
- 3- Kitchen cabinets includes dishwasher opening and row of drawers
- 4- Round corner mirrors in main and ensuite bathroom
- 5- Oval mirror in powder room

### **Hardware**

- 1- EXTERIOR: Nickel or equivalent entrance sets with deadbolt including garage mandoor
- 2- INTERIOR: Nickle handles or equivalent for passage and privacy

### **Stairs & Railings**

- 1- Colonial Oak railings natural finish as per plan
- 2- Custom made plywood stairs with sides covered in carpet

### **Miscellaneous**

- 1- Door Chime
- 2- Central vacuum rough-in (finished areas only)
- 3- Smoke detectors inter-connected at each level
- 4- Dryer vent outlet only
- 5- Pre-wiring 4 outlets pre-wired with CAT5E for telephone, or internet and 3 outlets for cablevision
- 6- Light fixtures. Ceiling lights in bedrooms and dining room included.
- 7- Interior light fixtures, as selected by builder
- 8- Exterior and Interior choice of colors/style from a wide variety of samples (Exterior colors to be approved)
- 9- Natural gas fireplace c/w MDF or Natural Oak mantle and ceramic hearth, c/w pre-wiring for future blower – when applicable
- 10- 8' x 8' patio deck (pressure treated wood) c/w temporary steps to the side
- 11- Metal aluminium railings on front porch when required as per OBC

### **Exclusions**

- appliances, connection and installation thereof
- ceramic borders and inserts, ceiling fans, drapes and tracks, furniture, wall paper
- eavestrough, air conditioner, vacuum, alarm system
- cover plates, connection and activation for telephone, cable and internet
- ceramic towel bars, toilet paper holders, and sap holders to bathroom and powder room fixtures

### **Warranty**

- 1- One year Builder's warranty on materials and workmanship
- 2- Two years Builder's warranty on basement/water infiltration, mechanical, and exterior envelope
- 3- Seven years Ontario New Home Warranty Program (TARION)
- 4- Customer deposit covered up to \$40,000