

**LUXURY STANDARD FEATURES**  
**Park St.**

**SITE PREPARATION AND FOUNDATION**

1. Poured concrete foundation wall width 8", minimum height 8'
2. 6" granular stone beneath basement floor
3. 3" thick poured concrete floor
4. Damp proofing and Drainage layer to perimeter of foundation wall

**FRAME SPECIFICATION**

**FLOOR SYSTEM**

1. Engineered silent floor system
2. 5/8" Tongue & grooved sub-floor glued and screwed
3. Standard engineered floor system (as per plan)
4. Steel beams

**EXTERIOR WALL**

1. Premium grade dry 2x6 plates and studs
2. 7/16 wall sheathing
3. Air barrier house wrap

**INTERIOR WALLS**

1. Premium grade dry 2x4 plates and studs

**ROOF SPECIFICATION**

1. Engineered roof trusses to Canadian Standards or better where indicated
2. Conventional roof's area's framed with dried #1&2 grade lumber
3. 7/16 roof sheathing

**EXTERIOR FINISH SPECIFICATION**

**ROOF**

1. Quality designer asphalt shingles, as chosen from builders samples
2. Valleys consist of ice & water protection with metal valley flashing, synthetic underlay on remainder of roof

**WINDOWS AND DOORS**

1. Energy Star white Vinyl casement windows with Low-e, Argon filled.
2. Basement windows to be white vinyl, Low-e thermal sliders with screens (as per plan)
3. Quality Weather Stripping throughout
4. Paint grade interior extension jambs
5. Painted steel insulated man doors with automatic closers from garage to house as per plan, where grade permits
6. All garage doors will be Quality, climate resistant steel doors, baked enamel paint

**SOFFIT/FASCIA/TROUGH**

1. Continuous aluminum vented soffit
2. 5" seamless eave trough using hidden fastener
3. 3" x 3" down pipes

**SIDING**

1. Stone/Brick and Vinyl siding as per plan
2. Client to select color from builder's samples

**MECHANICAL SYSTEMS SPECIFICATION**

**HVAC SYSTEM**

1. High efficiency, forced air furnace with centrally located thermostat
2. DV36 direct vent Napoleon fireplace with floor to ceiling enclosure finished in drywall.
3. Venting to outside for dryer
4. White range hood over stove area vented to exterior
5. Exhaust fans where applicable

## **PLUMBING SYSTEM**

1. ABS drains
2. Pex water lines to all locations
3. Two exterior water taps, one in the garage and one at rear of house
4. One submersible sump pump
5. Rough-in plumbing for dishwasher
6. 60 Gas hot water tank. Purchaser must execute rental agreement with Rental Company chosen by builder
7. Sewage pump
8. Double Stainless Steel under mount Kitchen Sink with Faucet
9. Single white laundry tub, as per plan
10. Tubs and shower to have Moen single lever chrome faucets
11. 5' enamel tub in main bath and ensuite.
12. American Standard low flow white toilets
13. White oval sinks for bathrooms
14. Rough in 3 pcs bathroom in basement

## **ELECTRICAL SYSTEM**

1. 100 amp service with circuit breaker
2. White Decorah switches and receptacles throughout finished areas
3. Ground fault interrupter protection for all bathroom and powder room outlets
4. Four cable and two phone outlets
5. Electric front door chime
6. One switch controlled outlet at soffit
7. Interior smoke and carbon monoxide detectors as per building code standards
8. Rough-in electrical for dishwasher and dryer
9. Rough-in central vacuum system dropped to garage
10. Heavy duty wiring and receptacle for stove
11. Electrical outlets for fridge and at counter level for small appliances
12. All wiring in accordance with the Electrical Safety Authority

## **INTERIOR FINISHES SPECIFICATION**

### **INSULATION**

1. R22 batt insulation in exterior walls
2. R50 blown in Attic insulation
3. R12 blanket to basement – ceiling to floor
4. 6 mil poly to all areas of batt and blown insulation.

### **DRYWALL**

1. 1/2" Drywall throughout
2. Rounded corners
3. Smooth ceilings in the kitchen and bathrooms
4. California knock down in throughout the remainder of the finished areas

### **STAIR**

1. Oak veneer stringers, colour to be chosen from builder's standard samples
2. Carpet grade stairs, colour to be chosen from Builder's standard samples
3. Solid Oak handrail with oak pickets, colour to be chosen from builder's standard samples

### **TRIM**

1. Interior passage doors and closet doors as selected from the builder's standard samples. One type throughout house
2. 3 1/2" MDF casing and 7 1/4" MDF baseboard throughout finished areas

### **HARDWARE**

1. Lever style door hardware on interior passage doors throughout finished areas
2. Entry grip set with deadbolt on front exterior door

### **PAINTING**

1. Trim and ceiling have one coat of primer and two coats of quality cloud white paint
2. All interior walls (in finished areas) have one coat of primer and two coats of quality paint
3. Purchaser may choose up to 4 paints
4. Oak treads and handrails are stained and varathaned. Colour to be chosen from builder's standard samples

## **Kitchen/Bath**

1. Caesar stone counter tops in kitchen, Laminate counter tops in bathrooms and laundry
2. Soft close drawers and doors

## **FLOOR Finishes**

1. Ceramic tile in bathroom (s), shower(s)/tub(s), laundry room and foyer
2. Carpet in bedrooms, hallway and stairs
3. ¾" Hardwood throughout main area
4. All selection to be made from builders samples

## **OTHER**

1. Patio Stone sidewalk from front entry to driveway (driveway to be dressed with crushed stone screenings)
2. Front and side yards will be graded and sodded. Rear yard will be graded, topsoil and seeded
3. Mirrors included in all bathrooms
4. Precast concrete steps at front, side and rear entrances where required by grade
5. Eight foot ceilings on second floor, as per plan. Ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings, and bulkhead/dropped ceiling areas
6. Cold cellar as per plan if applicable
7. Client requested changes to the contract will be billed as per rates laid out in contract.

## **NOTES AND CONDITIONS**

1. Builder's samples subject to their timely availability from the builder's normal supplier
2. Variations from the Builder's samples may occur in all materials due to normal production process. (Includes but not limited to stone, wall and floor finishes, kitchen and vanity cabinets)
3. Interior or exterior steps may vary at any entranceway due to grading
4. All plans, elevations and specifications are subject to modification from time to time by the builder according to the Ontario Building Code, National Building Code
5. The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder at its discretion may install thresholds as a method of finishing the transition between the two rooms
6. Purchasers may be required to reselect colours and/or materials from builder's samples as a result of unavailability or discontinuation
7. The vendor is not responsible for shade differences occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood floors, cabinets, stone etc.
8. Location and size of windows and doors may vary with lookout and walkout conditions
11. Drop ceilings and bulkheads may be required to accommodate mechanical systems
12. Exterior and interior renderings used for marketing purposes are Artist's Conceptions only
13. Covered under the Tarion Home Warranty Program

## **WARRANTY**

"Excellent Service Rating" with Tarion Warranty Program

The Tarion Warranty covers the following

1. Major structural defects for seven (7) years
2. Free of defects in workmanship and materials on plumbing, heating, electrical and building envelope for two (2) years
3. Free from defects in workmanship and materials for one (1) year

All dimensions and square footages are approximate and conform to the regulations of Tarion Warranty Inc. official method when calculating the floor area. Floor area may vary from that stated. Specifications are subject to change without notice. E & O.E

