



Specifications Highlights

Design

- Consultation with a professional interior designer to chose interior and exterior finishes.
- Custom floor plan designs and blue prints

Home Automation

- Nest Thermostat
- Front door camera
- Electronic keyless front door lock
- Processor to control all above items with tablet or smart phone

Foundation

- Concrete 32 mpa
- Footings 24" x 8" minimum

Framing

- Built up spruce beams or engineered beams as specified on plan
- Engineered floor truss system as specified on plan
- Sub floor 23/32" T&G O.S.B. – glued and screwed
- Exterior framing – 2" x 6" KD Spruce Studs at 16" on centre
- Interior framing – Spruce Studs at 16" on centre or to match floor system
- 2 x 4 Spruce studs, frost walls 24"

Garage and Driveway (as per plan)

- Driveway full width
- Framing 2" x 6" KD Spruce Studs at 16" on centre
- Fully insulated, drywalled and fire taped.
- Overhead door Insulated, pre-finished, raised panel – white enamel
- Garage overhead door side opener complete with two openers
- Keyless entry

Exterior Doors and Windows

- Front door – fibreglass embossed, insulated
- Garden doors vented c/w screen
- Maintenance free double-glazed, pre-finished white vinyl picture, slider (as per plan) complete Low E with screens
- Mutton bars on front elevation as per plan
- One crank-open window per room

Plumbing

- Waterlines Home Run System
- Minimum 141 L (50 US Gallon) hot water tank
- Kitchen sink Double Stainless Steel with single lever chrome faucet
- Hose bibs as per Plan
- Vanity sinks white with single lever chrome faucet
- Toilets white china
- Tubs white fibreglass 1 piece tub/shower combo
- Roughed in dishwasher
- Shut off valve on each tap
- Water line to fridge
- Gas line to deck, garage and stove

Electrical

- Walk-through with electrician at rough-in stage
- 100 amp circuit panel – minimum 30-60 circuits
- Telephone – 5 outlets (as per plan)
- Cable outlets – 4 outlets
- Standard lighting package as per plan
- Pot lights in main living areas and hallways
- Roughed in central vacuum system
- Smoke detectors wired to house electrical syst

Heating

- Fireplace –choice of builder grade linear or traditional square style
- Furnace – high-efficiency gas
- Furnace sized to meet heat loss calculations

- Humidifier on furnace

Insulation and Drywall

- Exterior Wall – R20 fibreglass insulation and poly vapour barrier
- Ceiling insulation – R40 loose fill or batt insulation with poly vapour barrier on top floor
- Frost walls full height 2 x 4 framing with full height R12 insulation and poly vapour barrier
- ½" drywall on exterior & interior walls in developed areas
- Soft line bull nose corner bead in common areas only on all vertical 90 degree corners

Cabinets and Counter Tops

- Builder grade granite or quartz countertops throughout home
- Granite or quartz backsplash in bathrooms
- Glass or ceramic tile backsplash in kitchen
- 36 inch high cabinets with crown moulding
- Custom cabinets is kitchen, bathrooms (subject to floor plan)
- Soft close hinges on drawers and doors

Interior Finishing

- Passage & closet doors – paint grade raised panel style doors.
- Door hardware – antique nickel or chrome
- Baseboards 5 ¼" painted MDF
- Door & Window Casings – 3 ½" painted MDF
- Shelving – Durable pre-finished wire shelving
- Carpet – 100% nylon cut pile or berber with 7# underlay.
- Hardwood floors in main floor living area
- 12X24 tile in all bathrooms, mudroom, and laundry room
- Stone or tile fireplace surround finished with a stain grade mantel
- Paint – 1 wall color and 1 trim color
- 1 coat of primer and 2 coats of latex finish on walls in all areas
- Interior doors and trim to be painted with latex semi-gloss finish
- White on white California knock-down ceiling texture.

Exterior Finishing

- Pre-finished vinyl siding on all sides as per plan
- Parging applied as required
- Exterior trims and accent boards on front elevations as noted on plans
- 30 year asphalt shingles
- 5" pre-finished aluminium eaves trough
- Exterior ledge stone

Miscellaneous

- Exterior Steps: Pre-cast/poured concrete or pressure treated wood depending on sub-division
- Sidewalks are broom finished

*Specifications are subject to change without notice. Error and omissions exempted. See sales consultant for details.

Initials _____

Date _____

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