

Features & Specifications

CONCRETE

- Walls - Foundation walls: 8" wide, 25 MPA type 10 cement, 4-7% air entrained, with 2-15M rebar at top and 2-15M rebar at bottom (type 50 where required).
- Damp Proofing - One coat bituminous tar sprayed membrane on foundation up to grade level. Tie holes tabbed.
- Weeping Tile - Where storm sewer is supplied, 4" perforated weeping tile with 6" gravel cover will be provided including tile to underside of all windows below grade level. Sump pumps as located by engineer.

FRAMING MATERIALS

- Exterior Walls - 2x6 #2 or better dry spruce at 16" O.C.
- Party Walls - 5/8" fireguard, resilient channel, 2x4 #2 or better dry spruce at 16" O.C., R-12 insulation, either side with a 1" air space.

EXTERIOR FINISH

- Windows - PVC windows or equivalent throughout c/w vinyl window jambs. Double glazed windows for energy savings and personal comfort. Features a continuous vinyl head and sill design that eliminates the need for additional mullions. Premium folding handles, locks and slide action ensure easy operation and security.
- Siding - Pre-finished maintenance free fibre-cement based and vinyl siding as specified in architectural drawings (as per site layout).
- Decks
 - Wood decks, finished with Duradek.
 - Horizontal deck surface and treads to be all weather wood unpainted.
 - Wood or aluminum railing on steps and decks where code requires.
- Roofing - Asphalt shingles with a 30-year manufacturer's warranty.
- Stone - Cultured stone as per architectural drawings.

PLUMBING

- Water Heater - One sealed combustion; power direct vented high performance natural gas fired 50 U.S. gallon, (189 litre) hot water heater. Exceeds new NRCan energy efficiency requirements. Energy Star certified.

HEATING

- Furnace - Energy Star qualified 92% efficient natural gas fired, forced air system. Duct system and furnace size to be calculated by heating contractor.
- Thermostat - Digital.
- Humidifier - Flow-through humidifier.

ELECTRICAL

- Exterior weatherproof outlets - 2 on GFI circuit (1 front, 1 rear).
- Bathroom Plugs - GFI receptacle in one bathroom, standard receptacles in other baths on GFI circuit.
- Cable - 2 Cable TV outlets c/w cover plate (rough in only).
- Phone - 2 telephone outlets c/w plate covers.
- Garage - 2 wall mounted duplex receptacles, 1 switch light in ceiling, garage door opener c/w 1 remote.
- Lighting Fixtures - Contemporary light fixtures - Standard builder specification.

INSULATION

- Exterior Walls - R-20 Fiberglass batts with 6mil poly vapour barrier lapped and poly pans on exterior electrical boxes, acoustical caulking at all penetrations.
- Basement walls - R-12 batt insulation from underside of joists to 2' below grade.
- Attic - R-40 loose fill with 6mil poly vapour barrier caulked at all penetrations.

DRY WALL

- Knock-down Ceilings - At all ceilings, excluding garage and closets.

INTERIOR FINISH MATERIALS

- Doors - Two panel smooth paint grade passage and bifold doors.
- Window casing - 2 1/4" MDF casing.
- Baseboards - 3 1/4" MDF baseboards.
- Handrails - Paint grade bread loaf handrail with brushed chrome brackets.
- Stub walls - Paint grade cap with 2 1/4" casing.

CABINETS & HARDWARE

- Kitchen and Vanity Cabinets - Maple flat panel cabinets with European hinges c/w 42" uppers.
- Exterior Doors - Brushed chrome lever handle with deadbolts all keyed alike.
- Interior Doors - Brushed chrome lever handles, privacy on all baths.

FLOORING & COUNTER TOPS

- Ceramic: To be selected from builder's standard ceramic samples.
- Full ceramic backsplash at kitchen countertop.
- Laminate: Pre-engineered laminate floors to living areas on main floor.
- Carpet: 40oz. medium pile carpet or equivalent with 7/16", 8lb chip foam underlay to stairwells and bedroom level.
- Counter Tops To be selected from standard granite samples (kitchen only).

APPLIANCES

- Stainless Steel
- Dishwasher - Whirlpool built in dishwasher, 1 hr wash and triple filtration sensor, silence rating of 55db
- Fridge - Whirlpool top mount refrigerator with LED lighting, EZ connect ice maker, frameless glass shelves
- Range - Whirlpool Electric free standing range, high heat self cleaning system, ceramic top, 5.3 Cu ft capacity
- Over the range microwave.

BBQ Rough In (1 deck only)

