

## FOUNDATION

- Poured concrete foundations to Ontario Building Code
- Compacted granular c/w R-10 Styrofoam insulation under radiant in floor heated concrete floors

## STRUCTURE

- 2" x 6" at 16" o.c. complete with 7/16" exterior sheathing
- Common walls constructed with 2"x4" framing filled with Roxul sound deadening insulation with ½" drywall on each unit side covering 2 layers of 1" thick glass-mat liner
- Interior walls 2'x4' and 2'x6' at 16' o.c.
- 9' ceiling height on main floor and 8' on second floor
- Engineered floor joist with 5/8" plywood sheathing sub-floors nailed and glued
- ½" plywood sheathing over Pre-engineered roof trusses
- Re-inforced concrete floors in garage
- Concrete porches as indicated on plan

## INSULATION

- R-22 Exterior walls with 2" x 6" at 16" o.c. filled with Batt Insulation, excluding exterior garage walls and ceilings
- Attic R-50 Blown in cellulose insulation in all flat ceilings
- Energy star rated maintenance free, Low E, casement windows complete with screens on all operating windows
- Insulated fiberglass or steel entry doors; fully weather stripped
- All exterior electrical boxes wrapped with poly boxes to minimize air leakage
- Insulated overhead garage doors c/w electric operator

## INTERIOR FINISHINGS

- Choice of quality, custom kitchen and vanity tops from builder's samples including granite and back-splash tile, laundry room counters to be post formed
- Painting- interior walls to be primed and painted with 2 finished coats of Zero VOC latex paint. (3 colours only) mechanical room and garage not painted
- Interior doors and trim painted builders standard colour
- Interior door samples from builder's choices including 2 ¾" casing and 4 1/8" baseboard.
- Interior bathroom accessories including towel bars, paper holders and mirrors supplied by owner and installed by builder
- Deluxe gripset for front door and interior hardware choices from builder's samples

## FLOORING

- AC4 rated laminate floor main floor living area including living room, kitchen, bedroom and den from builder's samples
- Front entrance, baths and laundry room tiled from builder's samples
- Quality Berber Carpet c/w 8 pound under pad for second floor living area and stairs (engineered hardwood and wood stairs optional upgraded feature)
- Solid wood handrails c/w metal spindles included



## PLUMBING

- All fixtures "chrome" for bath faucets by "Reliant" "Monoblock" single lever faucets for basins, satin nickel kitchen faucet single lever by "colony." c/w pull down spray
- Acrylic shower bases c/w glass shower doors for ensuite baths. Acrylic tub/shower units including shower rods for all other baths unless noted
- American standard right height toilets
- Connection to city services water and sanitary sewer
- Hookup taps for washer and dryer venting
- Exterior frost free hose bibs where applicable

## MECHANICAL

- Life breath air handling unit
- Lifebreath HRV - independently ducted to kitchen and baths. Push button controls and central dehumidistat
- Air conditioner Included
- Gas hot water tank (Rental) "Envirosense"
- Infloor radiant hydronic heating on main floor

## ELECTRICAL

- 200 amp breaker service panel
- Hard wired carbon / smoke detectors
- Two weatherproof exterior outlet
- One heavy duty receptacle for stove and dryer
- 15 Pot Lights for indoor or outdoor use
- \$1000 electrical fixture allowance including door chimes and bulbs
- Prewire for 3 Cogeco cable and 3 Bell outlets; *Package from Cogeco available*

## EXTERIOR FINISHES

- Architecturally controlled features by builder including stone, brick, siding and window colour / design combinations
- Maintenance free aluminum soffit, fascia and trough
- Owens Corning Duration Limited Lifetime Warranty, Architectural Shingles over performance underlayment.
- Asphalt paved single driveway
- Concrete patio at rear of units and concrete sidewalks to driveway included
- 8'-0" long privacy fence between interior units

## LANDSCAPE PACKAGE

- Includes: topsoil, sod and front garden plant material

## GENERAL INFORMATION

- All building permits included
- Final house cleaning upon delivery
- Pre-closing Tarion inspection with owner or representative
- Builders options:
- Gas fireplace allowance including facing \$5,500.00
- Upgraded hardwood and solid wood stairs to be priced from builders samples

