



STANDARD CONSTRUCTION *Features*

FOUNDATION

- Excavation, backfill, and final grading ready for topsoil
- Basement foundation to be placed on piles per the engineer's specifications.
- Piles for grade beams on all attached garages and front step
- Decks on piles
- Cast in place 8" x 8' reinforced walls 25 MPA concrete
- Reinforced steel as per engineer's specifications
- Provide 4" solid weeping tile from exterior of basement walls to the sump pit
- Cover 4" perforated weeping tiles with min 6" clean granular
- Damp-proof sealer applied on all concrete
- Stud exterior with 2" x 4" at 24" o/c
- R-20 insulation to basement frost walls covered with 6mm poly vapour barrier

CONCRETE BASEMENT FLOOR

- Cast in place 4" 25 MPA concrete basement floor with towel finish on 6" of granular
- Poly'd and calked for radon gas protection

GARAGE FLOOR - DRIVEWAY & SIDEWALK

- 5" cast in place 30 MPA concrete slab with smooth trowel finish on 6" of granular
- Reinforced with 10mm bars at 18" o/c
- Driveway and sidewalk to be broom finish
- Counter sink reinforcement bars min 3" into grade beam

EXTERIOR ELEVATION

- Front elevation finished with combination of culture stone and cement board siding as shown on plans
- Remaining exterior surfaces are cement board siding as shown on plans
- All trim and siding to be pre-painted
- Stucco parging on foundation base
- Cast in place front porch and step
- Cedartone deck at rear of house with cedartone steps & railing
- Aluminum, picket style, handrail on front step/porch
- Wood house-to-garage step installed

ROOFING

- Certainteed Landmark laminate shingles, comes with synthetic underlay under entire roof
- Engineered roof trusses as per design, 24" o/c
- Roof sheeted with 7/16" OSB with H clips



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DOORS & WINDOWS

- Windows and doors as per plan, casement/picture units
- Exterior doors shall be steel insulated with metal clad frames
- White PVC triple pane with Low-E Argon gas
- Single garden doors or patio doors to deck as per plans
- Front Door: Fibreglass
- Wayne-Dalton 8300 – 16' x 7' steel insulated overhead garage door, R12 with clear glass windows in top row 1/2 hp overhead garage door opener with two (2) remotes keyless remote entry

FASCIA SOFFIT

EAVES TROUGH & DOWNSPOUTS

- Pre-finished white aluminum fascia, soffits, eaves troughs and downspouts on house and garage
- Swing up downspout extensions

MAIN FLOOR

- LVL beams resting on heavy duty adjustable teleposts or per engineer's specifications
- Engineered TJI floor joists at 16" o/c
- 5/8" T&G OSB sub floor fastened with glue and screws
- Spruce constructed saw tooth stairs designed to accept carpet

MAIN FLOOR WALLS

- Exterior walls 2" x 6" at 24" o/c sheeted with 7/16" OSB
- Exterior of walls sealed with tyvec building paper (or equivalent)
- Interior walls 2" x 4" at 16" o/c
- Interior walls 2" x 6" at 16" o/c (bearing & plumbing)
- Garage walls 2" x 4" at 24" o/c
- Garage common walls insulated and drywalled
- Ceiling height as per plans

INSULATION

- R-20 batt to all main floor exterior walls
- R-35 batt vaults and cantilevers where required
- R-50 fiberglass blown insulation in attic (does not include garage)
- R-20 batt to basement frost walls
- 1-1/2" SM insulation to underside of cantilevers
- Spray foam perimeter floor joist system
- Caulking applied to top and bottom plates (Supersealed)
- 6 mil grade CGSB poly on ceilings and exterior walls
- All bathroom walls and laundry room walls insulated for sound
- Fire & sound separation between units as per Building Code



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DRYWALL

- 1/2" standard drywall on all walls
- 1/2" sag resistant drywall on all ceilings
- 1/2" aqua board in all bathrooms
- All walls and ceilings taped and sanded ready for paint
- Square corner beads

PAINTING / FINISHING

- Eggshell finish paint throughout, one (1) primer coat and two (2) finish coats
- Light colour choices (dark and medium colours extra charge)
- Two (2) colour selection for interior walls
- All ceiling painted flat white, one (1) primer coat and one (1) finish coat
- Painted woodwork throughout
- Paint exterior doors
- Wire shelving to all closets
- Kitchen backsplash – 3" x 5" subway tile

ELECTRICAL

- 200 amp panel with underground service
- Lights, switches, and plugs as per code
- Leviton style switches and receptacles, with two (2) dimmer switches located in living room and dining room
- 220 volts stove and dryer plugs
- Rough-in of two (2) media outlets
- All wiring for refrigerator, stove, microwave, washer & dryer, dishwasher, and garage door opener
- All bathrooms equipped with GFCI plugs as per code
- Combination smoke/carbon detectors hardwired as per code
- Heat detector installed in garage
- Christmas light plug and switch in one (1)
- Two (2) exterior weather proof plugs
- Rough-in of central alarm
- Designer selected lighting fixtures

HEATING, VENTILATION & AIR CONDITIONING

- Galvanized supply and return air ductwork
- Electric furnace
- Programmable thermostat
- Exterior venting installed for range hood and dryer vent
- Basement heat and venting through ceiling
- Air conditioner sized to unit
- HRV – air to air exchanger installed

APPLIANCES - STANDARD PACKAGE

- Included: Fridge, Stove, Range, OTR Microwave, Dishwasher and Washer & Dryer

CENTRAL VAC

- Roughed in for central vac system



STANDARD CONSTRUCTION *Features*

PLUMBING

- Shut off valves at all faucets
- Installation of Builder supplied appliances
- Two (2) frost-free ½” lawn services (Garage + Rear)
- One (1) 1-1/12” stand pipe for clothes washer drain and tap for washer
- Three-piece bath roughed in lower level
- Sewer back water valve
- Submersible 1/3 hp pump installed to exterior wall
- Main water lines 3/4” with 1/2” risers and branches
- One (1) 40 gallon electric hot water tank
- Designer selected plumbing fixtures

CABINETRY

- Maple/Oak/Thermofoil style cabinets with soft-close drawers
- Top crown moulding and under cabinet light valence
- Two banks of pullout drawers
- Choice of quartz countertops in kitchen & baths
- Walk-in pantry – wire shelving
- Laundry to have melamine cabinets and laminate countertop

FLOORING

- Main Bath, Ensuite, Laundry/Mudroom – Vinyl
- Bedrooms & Stairs – 40 oz carpet with 3/8” underlay
- Kitchen, Living Room, Dining Room, Entry/Hall Laminate
- Optional upgrades available

PERMITS & OTHER ITEMS

- Landscaping per plans
- Permits and surveys
- Lot staking
- Cleaning of house ready for move in and clean-up of job site
- Powervac ducts prior to possession
- Building Location Certificate
- Builders risk insurance and liability coverage during construction
- 5 year New Home Warranty Program