

### FOUNDATION AND CONCRETE FLOORS

- Steel reinforced 8" concrete foundation walls
- Cement parging to exterior of exposed concrete walls
- Drainage layer system to exterior foundation walls
- Perimeter 4" drainage tile system
- 3" concrete basement floor with troweled finish
- Reinforced concrete garage floor with broom finish

### FRAMING

- 9' framed ceiling heights at the ground floor level
- 8' framed ceiling heights at the second floor level for semis and 9' framed ceiling heights at the second floor level for singles
- Pre-Engineered floor joist and roof truss system
- Steel beams and teleposts as per plan
- Sub-floor 3/4" tongue and groove sheathing, glued, nailed, sanded and screwed down
- Underlay 5/8" added to sub floor under ceramic tile
- Exterior wall (except garage) 2"x 6" studs at 16" centers
- Interior walls 2"x 4" and 2"x 6"/ 8" mechanical walls. Studs as per plans
- Basement exterior walls framed to floor with 2"x 4" studs at 24" centres, as per plan

### EXTERIOR FEATURES

- Front entry door system, contemporary design, full lite frosted glass insert complete with full clear side lite panels where plan permits, insulated door with weather-stripping
- E-Star Zone 2 casement and fixed windows as per plan
- Oversized thermal sliders in basement as per plan
- Garage man door, metal insulated with weather-stripping
- Sliding patio door as per plan
- Steel sectional insulated overhead garage door with insulated glass inserts
- Garage door opener c/w keyless entry, one (1) remote and switch at garage man-door (one opener for each overhead garage door)
- Exterior finishes:  
Brick designer stone (as per plan), vinyl siding, vinyl shakes and cement board (as per plan), contemporary stone (as per elevation)
- One choice of pre-selected exterior designer elevation colour packages
- Architectural roof shingles with manufacturer's lifetime warranty
- Exterior house wrap, except garage
- Mail box and civic address numbers

### INSULATION, DRYWALL AND PAINT

- Rigid insulation below footings and basement slab (R8.6)
- R22 insulation in all exterior walls, except garage
- R12 insulation in basement frost walls, with additional R12 continuous insulation behind frost walls
- R60 insulation in attic where height permits
- R32 in garage ceiling with floors above
- Expandable foam injection around windows and exterior doors
- 6 mm polyethylene vapour barrier
- Fully drywalled garage with 1/2" gypsum and one coat finish

- Smooth finish on ground and second floor ceilings throughout
- Interior wood trim and doors to be white semi-gloss finish
- Wall paint is to be white latex flat finish. Latex semi-gloss for all bathroom and kitchen walls

### ROUGH-IN

- One CAT6A and Five CAT6 network outlets wired to communication panel as per plan
- Communication panel and electrical panel located as per plan
- Central vacuum system rough-in to basement
- Provision for dishwasher
- 3-piece bathroom rough-in in basement (pre-determined location)
- Laundry connections for future electrical washer and dryer as per plan
- Gas line for future BBQ\*
- Gas line for stove\*
- Water line for fridge\*

### ELECTRICAL SYSTEM

- 100 amp electrical breaker panel
- Two exterior weather-protected outlets
- Smoke and CO<sub>2</sub> detectors as required by code
- Front/rear door chime system
- Stainless steel chimney hood fan
- Decora style light switches and outlets
- One (1) USB (Type A & Type C) Electrical Outlet located in Kitchen backsplash
- Electrical outlet in basement beside panel
- Draft protected exterior ceiling and wall outlets
- Exterior electrical outlet in soffit for future holiday lights
- Contemporary fixture package through-out includes additional fixture upgrades:
  - » Light fixture in dining room
  - » Capped switched outlet in living room
  - » Overhead lights in all bedrooms, including Master
  - » Interior LED pot lights in kitchen and main hall as per plan (10)
  - » LED pot light over all ensuite shower enclosures and main bath tubs
  - » Brushed nickel-like vanity lighting over all bathroom vanities
  - » Exterior light fixture at back door
  - » Exterior LED pot lights in soffit over garage door and at front porch (4 total)
  - » Use of LED light bulbs in compatible fixtures

### PLUMBING FIXTURES AND ACCESSORIES

- Drain Water Heat Recovery (DWHR) unit
- "Pex" type interior water piping
- White bathroom fixtures
- Gas-fired tankless hot water heater (rental)
- Freestanding tub in master ensuite bathroom (as per brochure)
- Efficient-flush elongated toilet bowls

*Continued on the back of this sheet >*

### *Continued from the other side of this sheet*

- Skirted tub in main bathroom (as per brochure)
- 3 x 4 ceramic shower enclosures pre-fab base with clear glass swing door in master bedroom ensuite (as per plan)
- Pressure balanced mixing valves in all showers
- China sinks in all bathroom vanities; as per brochure
- Full vanity cabinets in powder room as per brochure
- Chrome towel bars and tissue holders
- Bathrooms equipped with single lever faucets
- Kitchen equipped with single lever, pull out spray faucets
- Designer undermount double-bowl stainless steel kitchen sink
- Shut off valves under all sinks and toilets
- Laundry tub with faucet; location as per plan
- Two frost-free lawn service faucets; at garage and rear exterior

### HEATING, VENTILATION AND FIREPLACE

- 96% high efficiency gas fired forced air furnace system with electronic ignition and 2-stage burner with variable speed ECM fan
- Builder's standard central air conditioner, sized to unit type
- Heat Recovery Ventilator (HRV) interconnected to furnace
- Automatic flow-through style humidifier on furnace, sized to unit type
- Programmable digital thermostat
- All bathroom exhaust fans ventilated to exterior
- Ductwork sized for central air conditioning
- Ductwork power cleaned prior to occupancy
- Clean face gas fireplace (4" black tile surround) and 60" oak beam mantle over fireplace

### CERAMIC AND FLOOR COVERING

- Full height ceramic wall tiles around skirted bathtub in main bathroom (from builder's standard samples)
- Ceramic floor tile at front entrance, powder room, kitchen, bathrooms, mud room/finished laundry as per plan (from builder's standard samples)
- Ceramic kitchen backsplash (from builder's standard samples)
- Ceramic wall tiles in ensuite shower to ceiling
- Pre-finished oak hardwood flooring in the main floor living areas, as per plan (choice of one stain from builder standard samples)
- 35 oz polyester carpeting in all bedrooms, upper hall, staircases and finished Rec Room in basement (choice of one colour from builder's standard samples)
- 7 lbs density underpad

### INTERIOR FINISHING

- Contemporary styled 1-<sup>3</sup>/<sub>8</sub>" interior doors, swing doors on all closets
- Contemporary 2-1/2" MDF window and door casing
- Contemporary 4-1/2" MDF baseboards
- MDF square edge stool mouldings at window sills
- Solid oak handrails and spindles as per plan
- Oak nosing under all floor mounted railings
- Oak capped half walls as per plan
- Quality crafted kitchen and bathroom cabinets with 36" uppers in kitchen
- Soft close hardware on all cabinet doors/drawers
- 3/4" quartz countertops in kitchen and all bathrooms with undermount sink
- 3/4" Quartz countertops in finished Laundry Rooms with lower cabinets, under mount sink and faucet as per plan where applicable
- Full depth pantry (as per plan); refer to cabinet layouts
- Microwave cabinet/shelf with finished interior
- Refrigerator cabinet space 37" W x 72" H
- Full vanities in all bathrooms
- Bench with oak cap and drywalled front in mudroom/entry, complete with hooks on wall above (as per plan)
- 24" laundry room upper cabinets (as per plan)
- Bank of drawers in ensuite vanity (if room permits) as per cabinet plan
- Satin finish lever style interior door hardware with privacy sets in main bathroom, powder room, master bedroom and ensuite bath
- Finished Rec Room in basement as per plan

### LANDSCAPING

- Fully sodded lot in accordance with landscape plan
- Granular between units where applicable
- Asphalt paved driveway
- Pre-cast patio stone walkway
- Streetscape planting in accordance with landscape plan

### APPLIANCES

- Stainless steel canopy chimney hood fan

### WARRANTY

- One year warranty with Builder
- Seven year warranty with Tarion Warranty Program

#### PLANS, SPECIFICATIONS AND MATERIALS ARE SUBJECT TO AVAILABILITY, SUBSTITUTION AND MODIFICATION WITHOUT NOTICE:

- 'As per plan' refers to working drawings submitted for building purposes or supplier's plans at time of construction which may vary from models, brochure elevation and plans
- Specifications may not apply to pre-built spec and inventory prior to this release
- No credit for the deletion of any standard item

#### THE BUILDER RESERVES THE RIGHT TO:

- Choose between alternatives listed in the specifications
- Substitute materials of an equal or better quality for those specified
- Exercise architectural control for all exterior finishes and has final approval of all colours

#### EFFECTIVE AUGUST 14, 2021

- \* No connection included