



SPECIFICATION LIST

STRUCTURE

- Footings: 20" x 8"
- Walls: 8" thick w/Rows – 10mm rebar
- Basement Floors: 3.5" depth poured over 6mm poly & compacted aggregate
- Damp-proofing: asphalt emulsion applied to exterior walls
- Weeping Tile: continuous perforated pipe around outside of foundation w/6" rock including sump pump

FRAMING

- Roofing: sheathing w/ 30 year shingles
- Exterior Walls: 2" x 6" K.D. SPF Studs – 3/8" exterior sheathing
- 9' High Main floor interior walls: 2" x 4" K.D. SPF Studs
- Subfloor: ¾" Gold Edge floor sheathing glued & screw applied
- Engineered floor joist system

INSULATION & DRYWALL

- Insulation: R22 fiberglass Batt to exterior walls: 6 mil ploy vapour barrier
- Basement Exterior Foundation Walls: R-20 fiberglass insulation
- Walk-out Basement Exterior Foundation Walls: R22 fiberglass insulation
- Ceiling: Knockdown textured ceiling throughout
- Walls: Square trim on all vertical corners

HEATING

- Gas fired High Efficiency furnace, HRV
- Prefinished registers
- Power humidifier
- Programmable thermostat

EXTERIOR FINISH

- Exterior Cladding: Vinyl siding and vinyl shakes
- Prefinished aluminum soffits, fascia, eavestrough & downspouts
- Stone accents on all models
- Professionally landscaped grounds w/ sod, trees & shrubs

INTERIOR FINISH

- Raised panel passage & closet doors
- Closets c/w wire shelving
- Electric fireplace
- **Cabinet selection:**
- Maple Shaker
- Granite counter tops with under-mounted sinks in: kitchen, main bath, & ensuite
- **Bathrooms:**
- Full width mirrors above vanity
- Tub/shower in main and ensuite
- **Accessories:**
- Towel bar, toilet paper holder & shower rod over tub/shower unit

FLOORING

- Engineered Hardwood flooring in kitchen, dinette & living room
- Carpet with premium underlay in bedrooms & on staircase
- Quarry Ceramic Tile in mud room, ensuite, main bathroom & laundry room

EXTERIOR WINDOWS & DOORS

- Front entry insulated doors w/ deadbolt & glass insert
- Maintenance free dual glazed Low-E Vinyl window w/ removable screens
- Basement Windows: Slider Type w/ removable screens
- Single Garden Door to deck w/ security deadbolts

PLUMBING

- All bathroom fixtures to be white (water closet, sinks, tub/showers)
- Ortech washerless taps or equal, all showers c/w pressure balanced valve
- Fiberglass tub/shower units
- 50 gallon U.S. High Efficiency hot water tank
- Double compartment, under-mounted, stainless steel kitchen sink

ELECTRICAL

- 100 AMP service w/ 30/60 circuit panel
- 220 Volt plug-in for range & dryer
- Ground Fault Interrupter plugs on G.F.I
- Smoke & CO2 detectors located as per building code
- Quality light fixture package
- Poly pans (plastic boots) on all exterior & ceiling fixture outlets
- CAT 6 wiring for 3 telephone & RG6 wiring for 3 cable outlets
- White Decora plugs & switches
- Rough-in for built-in vacuum

WARRANTY

- One year After Sales Service Program from date of possession
- Ten-year Structural Warranty provided by: Progressive Home Warranty Solutions Inc
- All-inclusive Ownership Package including: property taxes to date of possession, permits & surveys

MISCELLANEOUS

- Garage driveways with poured sidewalks from driveway to front entrance
- Driveways 28 MPA Duramix concrete
- Garage floor 28 MPA concrete
- **Garage Framing:**
- 2" x 6" SPF Studs: 3/8" wall sheathing
- 16' x 7' Raised Panel Insulated Overhead Garage Door
- Garage insulated & boarded to building code standards
- Garage door opener w/ heavy duty hardware, 2 controls & keyless entry pad

APPLIANCE PACKAGE

- Builder credit: \$2800.00



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