

STANDARD SPECIFICATION SHEET

1. EXTERIOR/CONSTRUCTION

Lot graded to the local municipality requirements
Fully sodded lot
Maintenance-free soffits, fascia and downspouts
Deadbolts on all exterior doors (except garage door and sliding door)
Aluminum railings for porch (if required by Code)
Standard 2" x 6" framing
9' ceilings on main floor
All brick construction on main level
Vinyl siding for second floor (as per plan)
Asphalt ramp and base coat drive-way
Decorative address stone
Two exterior hose connections
Reinforced front concrete porch (cellar optional)
OSB sheathing on roof
25 year asphalt roof shingles

2. INSULATION

Ceiling insulation - minimum R50
Exterior walls - minimum R22 insulation, and R12 full height in the basement

3. ELECTRICAL//HEATING

Copper wiring to Ontario Hydro specifications
High efficiency gas furnace minimum 95%
HRV (heat recovery ventilation) system – VanEE Series
High efficiency gas water heater (rented)
125-amp service with circuit breaker
Programmable thermostat
Two exterior weatherproof electrical receptacles
Exterior receptacles to have ground fault interrupt
Heavy-duty electrical cable outlet for dryer and electric stove
All rooms equipped with Decora switches
Door chime
Lights at all exterior doors
Lights at both sides of overhead garage door
Light bulbs provided
Option for \$700 lights allowance

4. FLOORING

Standard hardwood (Vendor's samples) flooring in dining room or great room (as per plan)
Standard ceramic floor tiles (Vendor's samples) in kitchen, dinette/morning room, pantry, laundry/entry, bathrooms, foyer, and all main hallway
Quality 40 ounces carpet (Vendor's samples) in all bedrooms, upstairs hallway, living room, family room (as per plan) with superior 8 lb underpad
5/8" tongue and groove plywood subfloor, glued and screwed
NOTE: Purchaser(s) acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

5. DOORS / WINDOWS / TRIM

Full 6'8" high metal front door with transom or sidelights (as per plan)
White vinyl casement windows with Low E & Argon filled insulation glass on all levels (other colours optional)
Standard 6' width patio door or metal door (as per plan)
Sliding windows in basement (24" x 36")
Screens to all operable windows
All windows and outside door frames caulked
White painted 3 7/8" baseboards
White painted 2 3/4" casings
Oak railing and oak stringers first to second floor carpeted stairs (as per plan)
Quality interior and exterior silver hardware
Man door from garage to house

6. PAINTING

Exterior front door, back door and man door to be white (choice of other finish colour optional)
Two light paint colours for interior walls from Vendor's samples (dark and additional colours optional)
Two finish coats over primer
Inside doors, trim and casings painted white (other colour optional)

7. GARAGE

Poured concrete floor
 Garage interior fully insulated, drywalled, taped and fume-proofed
 White sectional roll-up insulated garage door (windows and/or other colour optional)
 Rough-in for automatic garage door opener
 Garage floor saw cut

8. BASEMENT

Unfinished basement
 Standard height 8' (higher optional)
 Poured concrete floor
 Floor drain and sump pump
 Three-piece bathroom rough-in

9. BATHROOMS

Master ensuite: shower, soaker/free standing tub, toilet & 2 sinks (as per plan)
 Main bathroom: one-piece bathtub with shower, toilet & 1 or 2 sinks (as per plan)
 Powder room: toilet & pedestal sink
 Laminate counter tops (quartz or granite optional)
 Towel bar, toilet paper dispenser, toilet seat, mirror and shower curtain rod installed (where applicable)
 Exhaust fans installed in washrooms on separate switch and exhausted to outside
 Water supply & drain lines
 Chrome finish plumbing fixtures (brushed nickel optional)

10. KITCHEN

Quality custom Olympia Cabinets with crown moulding and light valance included
 Standard kitchen island 6' x 3'
 Laminate counter tops (quartz or granite optional)
 Top drawers all around including one silverware drawer
 ¾" shelving
 Microwave shelf
 Double stainless steel sink with chrome pull-out faucet (granite or undermount sink optional)
 3-line plumbing
 White hood fan vented to outside
 Rough-in dishwasher, including electrical outlet

11. LAUNDRY

Hot and cold water taps for purchaser's washer
 Single laundry tub, complete with taps (cabinet optional)
 Electrical receptacles for homeowner's washer and dryer
 Dryer vent rough-in through exterior wall

12. MISCELLANEOUS

Smoke and carbon monoxide detectors as required by Code
 Builder shall be responsible for connections to the house, including gas, water, sewer and electrical
 5-telephone and 4-cable rough-ins (additional outlets optional)
 Up to 10 white pot-lights to be installed
 California style ceilings throughout except closets
 Rough-in central vacuum system
 Precast concrete stairs at front entrance (number of steps according to the grading conditions)

Survey of the building to be provided by Vendor for mortgage purpose on closing
 TARION warranty