

LANDSCAPING

- Architecturally designed streetscape
- Fully sodded lawn - front, sides and rear
- Precast concrete patio stone walkway from driveway to front porch
- HL3 coarse base coat asphalt paved driveway on 6" granular base

FOUNDATION

- Eight inch poured concrete foundation walls
- Three inch poured concrete basement floor
- Drainage layer on exterior foundation
- Drainage tile at perimeter

FRAMING

- Exterior walls - 2" x 6" wood studs at 16" centre with 7/16" aspenite sheathing
- Interior walls - 2" x 4"/ 2" x 6" at 16"/24" as per plan
- ½" drywall
- Floor joists - Pre-engineered joist system
- Floors - 5/8" tongue and groove sub-floor, nailed and screwed
- Roofing- 7/16" sheathing complete with metal H clips
- Basement walls - 2"x4" at 24" at finished area
- Typar house wrap moisture barrier

INSULATION

- Basement walls: - 15 lb. building paper
 - R20 blanket fibreglass insulation to be 6" above concrete slab
 - 6 mil poly
- Exterior walls: - R-22 insulation as per plan
- Attic: - R-60 blown insulation

WINDOWS

- Fully caulked, P.V.C. casement windows throughout
- All windows double glazed low-e argon with screens
- Weather seal sliding basement windows

EXTERIOR FEATURES

- Quality stone and brick facade where applicable
- Maintenance free vinyl siding
- Maintenance free soffits and fascia
- Self-sealing 30 year fiberglass shingles
- Reinforced poured concrete garage floor

HARDWARE

- Brushed chrome decorative metal grip set at front entrance
- Dead bolt at front entry door and garage door entry
- Interior door hardware - brushed chrome lever handles

DOORS AND TRIM

- Insulated exterior steel door with full glass panel
- Thermo seal vinyl patio door
- Insulated steel sectioned garage door
- Bevelled doors and trim
- Glass door to study where applicable
- Front entry closet - swing doors
- All other doors - Bi-folds

CABINETS AND VANITIES

- Furniture finish cabinetry in choice of styles and colours from builders samples
- Postform formica countertops from builders samples
- Medicine cabinet in main and ensuite baths
- Laundry room shelf as per plan
- Bank of drawers in ensuite vanity

FLOOR COVERINGS

- Hardwood flooring in hall, living, dining, great room and study where applicable
- Quality Chromolon carpet (Prospect) Green Label Plus certification on stairs and upper hall and in bedrooms as per plan, colours to be selected from builders samples
- 11 mm. foam underpad
- Ceramic tile entrance, all baths, kitchen and laundry

See Over...

INTERIOR FEATURES

- Nine foot ceilings on main floor
- Stippled ceiling in all rooms except kitchen, bathrooms and laundry
- All interior walls to be painted builders white
- Kitchen, bathrooms, laundry, trim and doors to be painted semi-gloss finish
- Square oak handrails and spindles - choice of stains from builders samples
- Central vacuum rough-in
- Ceramic tile tub surround to ceiling in main bath
- Ceramic tile backsplash in kitchen

ELECTRICAL

- Copper wiring throughout
- 100 amp electrical breaker panel
- Heavy duty cable outlets for stove and dryer
- Smoke detector at each level
- Ceiling light fixtures in all bedrooms
- All light fixtures included (excluding dining room)
- Capped ceiling outlet and switch for dining room
- Door chime
- Two weatherproof exterior outlets
- Electric outlet in garage ceiling for future garage door opener
- Pre-wire for 3 telephone and 3 cable locations - cat 5 wiring
- Carbon monoxide detector
- Decora light switches and outlets
- Track lighting in all bathrooms

MECHANICAL AND ACCESSORIES

- High efficiency natural gas furnace 95% AFUE
- Simplified HRV-75% SRE
- Flow through humidifier
- High efficiency tankless hot water tank(rental)
- Polyethylene plumbing and piping
- Day/Night programmable thermostat
- Dishwasher rough-in for future connection
- Double stainless steel kitchen sink
- Single lever faucets on all basins, tubs & showers (excl. laundry tub)
- Single lever faucet with pull out spray in kitchen
- Laundry tub as per plan
- Connections for washer hook-up and drain in laundry room
- Over the range stainless steel exhaust microwave fan combo unit
- Pedestal sink in powder room
- Low flow flush toilets
- Chrome towel bars and paper holders
- Two exterior hose bibs (one in garage and one at rear)
- All taps valved for emergency shut-off
- Exhaust fans at all bathrooms
- Ducts sized for future air conditioning
- Pressure balance shower controls
- 4 inch ducted exhausts for stove and dryer
- Location of service entry in basement may vary from plan.
- Professionally vacuum cleaned ductwork system
- Drain water heat recovery system

WARRANTY INFORMATION

- One year warranty with Longwood Building Corp.
- Two year warranty - electrical, plumbing and heating delivery and distribution
- Two year - water penetration into the building envelope and basement or foundation walls
- Seven year Tarion Warranty

All exterior materials, elevations, sitings and colours are under architectural control and are not subject to change by the purchaser

PRICES, PLANS AND SPECIFICATIONS
ARE SUBJECT TO CHANGE
WITHOUT NOTICE. **E & OE**
SPECIFICATIONS MAY VARY FROM SITE TO SITE.
SEPTEMBER 3, 2019