



Specifications

LANDSCAPING

- Architecturally designed streetscape
- Fully sodded lawn-front, sides & rear
- Precast concrete patio stone walkway from driveway to front porch
- H3L coarse base coat asphalt paved driveway on 6" granular base

FOUNDATION

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

FRAMING

- Exterior walls - 2"x6" wood studs at 16" centre with Structural Insulating Sheathing including built in air barrier membrane.
- Interior walls - 2"x4"/2"x6" 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

INSULATION

- Basement walls:
 - R-5 continuous Rockwool insulation
 - 2x4@24" OC Framing
 - R-14 Batt insulation
 - 6mil Poly
- Exterior walls:
 - R-1.5 continuous sheathing as per plan
 - 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 slider basement windows

EXTERIOR FEATURES

- Quality stone & brick facade where applicable
- Maintenance free vinyl siding
- Maintenance free soffits and fascia's
- Self-sealing limited lifetime fiberglass shingles
- Reinforced poured concrete garage floor

DOORS AND TRIM

- Insulated exterior steel door with glass panels.
- Thermo seal vinyl patio door
- Insulated steel sectioned garage door with glass panels
- Bevelled doors and trim
- Closet swing doors
- Glass door to study where applicable

HARDWARE

- Brushed chrome decorative metal grip set at front entrance
- Dead bolt at front entry door & garage door entry
- Interior door hardware
 - brushed chrome
 - Lever Handles

CABINETS AND VANITIES

- Furniture finish cabinetry in choice of styles & colours from builder's samples
- Postform Formica countertops from builders' samples
- Medicine cabinet in main & 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.
- Spartacus A4531 Carpet-Tryesse Low VOC Green Label Plus certification on stairs and upper hall and in bedrooms as per plan, colours to be selected from builders' samples.
- 11mm. foam under pad
- Ceramic tile entrance, all baths, kitchen, and laundry from builders' samples.

ELECTRICAL

- Copper wiring throughout
- 100-amp electrical breaker panel
- Heavy duty wires for stove and dryer
- Smoke detectors 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 four (4) Cat6 and one (1) Cat6A wiring locations
- Carbon monoxide detectors
- Decora light switches and outlets
- Track lighting in all bathrooms

MECHANICAL AND ACCESSORIES

- High efficiency combo HVAC system – 90% AFUE with ECM (rental)

- Energy efficient ERV (rental)
- High efficiency hot water tank (rental)
- Air conditioner (rental)
- Polyethylene plumbing & piping
- Day/Night programmable thermostat
- Dishwasher rough-in for future connection
- Double stainless steel kitchen sink
- Single lever faucet with pull out spray in kitchen.
- Single lever faucets on all basins, tubs & showers (excluding laundry tub)
- 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 toilet paper holders in all bathrooms and powder room
- Two exterior hose bibs (one in garage and one at rear)
- All taps valved for emergency shut-off.
- Exhaust fans in all bathrooms
- Pressure balance shower controls
- 4-inch ducted exhausts for stove & dryer
- Location of service entry in basement may vary from plan.
- Professionally vacuum cleaned ductwork system

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 from builders' samples.
- Square oak handrails and spindles in choice of stains from builders' samples
- High efficiency linear gas fireplace with ceramic tile surround
- Central vacuum rough-in
- Ceramic tile tub surround to ceiling in main bath from builders' samples.
- Ceramic tile backsplash in kitchen from builders' samples.

ADDITIONAL INFORMATION

- One year warranty with Longwood Building Corp.
- Two-year warranty - electrical, plumbing
- Heating covered under the rental agreement.
- Two year - water penetration into the building envelope and basement or foundation walls
- Seven-year Tarion Warranty