

# Features & Finishes

## ► Structure & Exterior

- 4" thick concrete floor with super 6 mil vapour barrier on 6" min. 3/4" clear stone
- 8" thick cast in place concrete walls with R12 blanket insulation
- Exterior foundation walls treated with an asphalt emulsion (full foundations only)
- Kaycan Davinci D4 Dutch Lap vinyl siding + exterior trim for low maintenance and durability
- Pre-finished, maintenance free aluminium soffit, fascia, eavestroughs and downspouts
- Timberline HDZ asphalt high-definition shingles with a min. 25 year manufacturer warranty
- All windows, apart from the basement are to be vinyl clad slider windows in a white finish with removable screens on all operable windows
- Driveway stone base
- Sawcut garage & basement floors where applicable
- Concrete porch with precast concrete steps at front entrances. Rear entrance with precast steps or railing, as per grade and OBC requirements
- Optional stacked stone veneer upgrade (as per plan)

## ► Garage Door & Structure

- 4" min. concrete with rebar grid garage floor supported on native substrate
- 8' wide pre-finished insulated steel overhead garage door with transom lites
- Garages separation walls to be drywalled, with first-coat rough tape with electrical receptacle for future garage door opener

## ► Framing

- Pre-engineered roof trusses
- Engineered subfloors with 5/8" tongue and groove or better OSB sub-flooring, glued and screwed to TGI floor joists.
- 2"x6" exterior walls (as per plan)
- 2"x4" interior partition walls (as per plan)
- 2"x4" exterior garage walls (as per plan)
- 7/16" OSB plywood sheathing, synthetic vapour barrier on exterior walls
- All interior walls that adjoin the garage to be insulated
- 9'-1"h main floor ceiling height, 8'-0"h basement ceiling height (as per plan)
- Washrooms to receive rough ins for future grab bars, as per OBC

## ► Energy Efficiency

- PVC double glazed, Low-E argon filled windows for efficiency & comfort in a white finish
- High efficiency forced air gas furnace and outdoor condensing unit (air conditioning)
- Energy Star qualified rental gas hot water heater
- Programmable thermostat(s)
- Light fixture package with LED bulbs for electricity savings & less maintenance
- Insulated metal or fibreglass front, side & rear doors for durability, thermal efficiency & paintable
- R-60 blown attic insulation and R-22 rim joist insulation to increase your home's comfort, while lowering your utility bill

## ► Electrical

- 100 AMP service panel with capacity for additional circuits (location as per plan)
- Dedicated 220-volt outlets for stove & dryer
- 2 weatherproof exterior outlets, 1 at the front and 1 at the rear
- Decora light switches and plugs throughout home, with a USB outlet in the kitchen
- Two CAT 6 connection ports
- Outlets in washrooms and above kitchen countertops to be on ground fault interruption (GFI) circuits
- Combination smoke/carbon monoxide detectors and smoke detectors in bedrooms as per OBC
- Contemporary lighting package inclusive of matte black bedroom surface mount fixtures, exterior wall sconces and vanity lights
- Lighting package includes 4" LED disk recessed downlights throughout home

## ► Plumbing

- Kindred 7" deep drop in stainless steel 31.5"w three hole double bowl sink with Glacier Bay 3000 series single handle kitchen faucet with side sprayer
- Water line rough into dishwasher location
- Glacier Bay Arnette single basin tap & shower control in a matte black finish in washrooms
- Cove two-piece, elongated bowl, comfort height toilet with soft close lid
- Maax Essence fibreglass 4-piece shower kit with tub surround
- Sump pump with discharge as required
- Three-piece rough in basement (as per plan)
- 1 exterior hose bib, at rear or side entry

## ► Interior Finishings

- Low VOC paint on interior walls in an eggshell finish, 1 coat primer with 2 coats finish colour
- Low VOC paint on interior trim & doors in a satin finish, 1 coat primer with 2 coats finish colour
- Low VOC pain on interior ceilings in a flat finish, 1 coat primer with 2 coats finish colour
- Interior passage doors are two panel hollow core smooth finish interior doors
- Interior doors to receive lever handles in a matte black finish, with privacy locks on primary bedroom and washroom doors

- Exterior doors to receive Weiser elements security deadbolt with separate lever handle in a matte black finish
- Closets will receive mirrored sliding closet doors in bedrooms and foyers (as per plan)
- Baseboards are 4 1/8" high in a transitional style
- Door & window casings are 2 3/4" wide MDF in a transitional style
- Closets will receive 12" deep free slide wire shelves, finished in white
- Steps to landing at side entry will be finished to match Luxury Vinyl Plank throughout, inclusive of treads & nosing materials
- Basement stairs are included in wood finish
- White PVC floor registers throughout
- Ceilings to receive stipple texture throughout home
- Kitchen cabinet profile to be standard shaker style thermo-foil doors & drawers with standard hardware selections with a 1 1/2" WilsonArt laminate countertop and a square edge profile or similar
- Washroom to receive a freestanding vanity in a contemporary style (as per plan)
- 7" wide Luxury Vinyl Plank (LVP) click flooring throughout main floor. Washroom to receive 12"x24" LVT flooring in comparison
- Washrooms to receive matte black hardware throughout, with a straight shower rod for all 5' tub surrounds

## ► Appliances

- Standard appliance size openings:
  - Fridge: 30"w x 72"h x 30"d, Range: 30"w x 36"h x 26"d
  - Dishwasher: 24"w x 34"h x 24"d,
  - Microwave where applicable (OTR): 30"w x 17"h x 15"d

### THE TARION WARRANTY PROGRAM OFFERS:

- Seven (7) Year protection on structural defects\*
- Two (2) Year protection on mechanical and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows, and doors\*
- One (1) Year protection on workmanship and material defects\*

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