Foundation

* Concrete 32 mpa type 50
* Footings 24” x 8” minimum with steel rebar
* 9’ Basement Wall’s

# Framing

* Built up Spruce Beams or Engineered beams as specified on plan
* Engineered floor truss system as specified on plan
* Sub floor 23/32” T&G O.S.B. – glued and screwed
* Exterior framing – 2” x 6” KD Spruce Studs at 16” on centre
* Interior framing – Spruce Studs at 16” on centre or to match floor system
* 2 x 4 Spruce studs, frost walls 24” on centre
* 9 foot main floor ceiling.

**Garage and Driveway (as per plan)**

* Driveway full width of garage front
* Framing 2” x 6” KD Spruce Studs at 16” on centre
* Fully insulated, dry walled and fire taped.
* Overhead door Insulated, pre-finished, raised panel – white enamel
* Garage Overhead Door, Opener complete with two remotes
* Keyless entry
* Garage Floor Drain

# Exterior Doors and Windows

* Front door – Fibreglass embossed, insulated, or metal
* Maintenance free double-glazed, pre-finished white vinyl picture,

 (As per plan) complete Low E with screens

* Bars on front elevation
* Double pain windows
* Basement windows sized for egress/ window wells to meet Egress 30 x 30

# Plumbing

* Waterlines Home Run System
* Minimum 141 L (50 US Gallon) hot water tank
* Roughed In Double Plumbing
* Kitchen sink Double Stainless Steel (Under mount) with single lever chrome faucet
* Hose bibs as per Plan
* Gas line to Garage, Kitchen and Future deck.
* Vanity sinks white with single lever chrome faucet
* Toilets white china
* Tubs white fibreglass 1 piece tub/shower combo/ master bath set up with tub option
* Roughed in dishwasher
* Shut off valve on each tap
* Water line to fridge
* Garage hot and cold taps
* Floor drain laundry

# Electrical

* 100 amp circuit panel – minimum 30-60 circuits
* Telephone – 5 outlets (as per plan)
* Cable outlets – 4 outlets
* Standard lighting package as per plan
* Roughed in central vacuum system with 2 outlets for future use
* Smoke detectors wired to house electrical system/ all rooms as per code
* Decorah Plugs and Switches/ all bedrooms GFI as per code
* Under LED cabinet lighting

## Heating

* Fireplace – Standard (as per plan). Electrical or upgrade to gas

Fireplace with ceramic tile surround and stain grade mantel

* Furnace – high-efficiency gas
* Furnace sized to meet heat loss calculations
* Humidifier on furnace

**Insulation and Drywall**

* Exterior Wall – R22 fibreglass insulation and poly vapour barrier
* Ceiling insulation – R50 loose fill or Batt insulation with poly vapour

 Barrier on top floor

* Frost walls full height 2 x 4 framing with full height R20 insulation and poly vapour barrier
* Spray Foam insulation on cantilevers and rim joists
* ½” drywall on exterior & interior walls in developed areas
* Soft line bull nose corner or 45 degree corner
* Know down ceiling in all areas.

**Cabinets**

* Professionally Crafted Maple Raised panel or Shaker Doors
* Quartz Countertops
* Soft close hinges on drawers
* Crown Moulding and Valence

**Interior Finishing**

* Passage & closet doors – paint grade raised panel style doors.
* Door hardware – antique nickel or chrome.
* Baseboards 4 ¼” painted MDF
* Door & Window Casings – 3 ½” painted MDF
* Shelving –Built in MDF
* Carpet – 100% nylon cut pile or Berber with 7# underlay.
* Hardwood, Carpet, Tile on Main Floor and bathrooms
* Paint – 1 wall color and 1 trim color
* 1 coat of primer and 2 coats of latex finish on walls in all areas
* Interior doors and trim to be painted with latex semi-gloss finish
* Framed mirrors with Italian wood moldings
* Maple railing with Iron rods.

**Exterior Finishing**

* Pre-finished vinyl siding on all sides as per plan
* Parging applied as required
* Exterior trims and accent boards on front elevations as noted on plans
* 30 year asphalt shingles
* 5” pre-finished aluminium eaves trough
* Exterior ledge stone

**Miscellaneous**

* Exterior Steps: Pre-cast/poured concrete as per plan
* Sidewalks are broom finished
* Appliances (Stainless Steel, white washer/ dryer)

\*Specifications are subject to change without notice. Error and omissions exempted. See sales consultant for details.

 

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