



Exterior features - Standard Specs

- Fully sodded lot where applicable.
- 5" reinforced concrete driveway up to 800 sq. ft. broom finish.
- 60" wide entry walkway to front and 36" wide walkway to side entrance (If applicable).
- Poured concrete foundation walls at 8'-5" tall for extra basement height.
- Concrete basement and garage floor - garage floor includes control joints.
- 2x6 exterior wall framing with R22 fiberglass batt insulation, OSB wall sheathing, and 6mm poly vapour barrier.
- Spray foam in all floor system spaces, window and door headers.
- 9' walls on the main floor and 8' walls on the second floor (with 2-storey models).
- ¾" High-performance engineered floor sheathing glued and screwed to reduce floor noise.
- "Tyvek" house wrap to deliver superior performance against the elements.
- Flexible tape system around the exterior of windows and low expansion foam between the window frame and the rough opening.
- Pre-finished aluminum soffit, fascia and eavestrough.
- High performance Hardie siding where applicable. To be determined with design.
- All exterior doors, steel insulated with the exception of one insulated fiberglass front entry door with multi-point locking hardware.
- Premium quality high elasticity exterior caulking colour matched to the siding and stone.
- Premium series factory finished wood grain sectional garage door with battery backup opener and one keypad.
- Manufactured stone masonry as per elevation drawings from approved builder selections.
- Limestone sills on all windows and doors where applicable.
- GAF Timberline HD premium Fiberglass shingles with full deck armour underlay.
- Covered concrete back patio if applicable or composite wood deck based on house design.

Interior features - Standard Specs

Drywall

- All interior walls to be ½" drywall.
- Garage interior ½" drywall with one coat drywall compound and one coat of paint.
- All insulated ceilings control-density ½" board to prevent sagging.
- All shower and tub areas will have Densglass moisture resistant tile backer.
- Schluter Kerdi membrane applied behind the tile to ensure watertight seals in these wet areas.

Electrical

- Lighting fixture allowance of \$4500 for a one-storey and \$5500 for a two-storey.
- 200-amp automatic circuit breaker panel (location determined by vendor).
- Smoke/CO2/Strobe detectors on all floors and bedrooms per electrical code.
- 22 interior LED pot lights and 8 exterior LED pot lights.

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Interior features continued- Standard Specs

Electrical Continued

- Includes electrical outlet on the center island in the kitchen.
- Includes valance lighting under the upper kitchen cupboards.
- Wiring for dishwasher and stove in kitchen. **Owner to purchase appliances separately.**
- Two weatherproof exterior electrical outlets with ground fault detectors.
- Sealed electrical boxes used on all exterior walls and ceilings.
- Freezer outlet in basement.
- Timer switches in all bathrooms vented to the exterior.
- "Decora" switches throughout.

Plumbing

- Pressure balancing faucet in all showers.
- Undermount sinks in all bathrooms.
- Adjustable rain head in primary ensuite with handheld travel bar.
- Upgraded plumbing fixture allowance.
- Freestanding tub with tub filler in the primary ensuite (if applicable per design).
- Stainless steel undermount kitchen sink.
- Waterline rough-in for fridge in the kitchen.
- Stainless steel laundry sink.
- Two exterior frost-free lawn services hose bibs.
- High-density vertical stacks to minimize plumbing noise.
- Re-circulation pump to deliver instant hot water.
- 50-gallon water heater rental.
- Triple Safe sump pump with battery backup.
- Soft-close toilet seats.
- Plumbing rough-in for 3-piece bathroom in basement.

Mechanical Heating/Cooling

- High-efficiency furnace with a multi-speed, DC voltage blower for modulating fan speeds and Nest smart thermostat.
- Lifebreath HRV (heat recovery ventilator).
- MERV 11 furnace filter.
- "High-Low" return air vents where possible for more efficient heating and cooling.
- Curtain humidifier installed on furnace to control humidity levels during cold temperatures.
- Central air conditioning.
- Choice of 38" square or 48" linear gas fireplace insert.
- 3/8" gas BBQ quick connect on back patio.

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Interior features continued- Standard Specs

Flooring

- Wide plank-engineered hardwood flooring in main floor hallways, living room, primary bedroom, office, kitchen, and powder room if applicable (Vendor samples).
- Mudroom and/or laundry room to have large format 12"x 24" ceramic tile (Vendor Samples).
- All 3- and 4-piece bathrooms will have large format 12" x 24" ceramic floor tile and Schluter Ditra tile underlay.
- Upgraded flooring package providing a variety of selections.
- Tiled, curbless shower with custom glass enclosure in primary ensuite.
- Carpet (including hi-density underpad) in bedrooms other than the primary bedroom (Vendor samples).
- 12" x 20" tiled niche in primary shower.

Kitchen, Laundry & Vanity Cabinets

- Quality kitchen, laundry, vanity cabinets, and countertops from vendor-selected manufacturers.
- Soft close hardware throughout.
- Kitchen design time included for each model.
- Quartz countertops included.
- Large kitchen islands with 9' upper cabinets are standard in every model.
- Custom range hood to match cabinetry included.
- Quartz backsplash included behind range (up to 24 sq.ft.).

Interior Trim Finishes

- Stairs to the second floor - closed riser type with handrail and black aluminum spindles, white oak construction. Finished stairs to the basement.
- 800 series interior doors, 8' doors on the main floor, and 6'8" doors on the second level if applicable.
- 8' frosted glass panel door to office.
- 7-1/4" MDF step baseboard throughout the main floor, 5-1/4" on the second floor and stair landings if applicable.
- 3-1/2" MDF step casing on all doors and windows.
- High-quality Taymor door hardware.
- Fireplace to include granite surround and custom white oak mantle (multiple style options available).

Paint

- Semi-gloss paint on all doors, window casing and trim (Benjamin Moore Scuff-X).
- All walls painted in latex flat (Benjamin Moore Aura).
- Maximum of three colour choices for walls and one trim colour.
- Deep base colours are an additional \$450 per room.
- All ceilings in living areas to have a knock down textured finish, with exception of bathrooms and closets.
- Stain where applicable is three coat brush application - one coat stain, one coat sealer, one coat varnish.

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INTERIOR FEATURES

INTERIOR DOORS



Lincoln Park



Logan



Riverside



Carrara

INTERIOR DOOR HARDWARE - STANDARD FINISH: CHROME



Pace Line
Round



Pace Line
Square



Free Style
Round

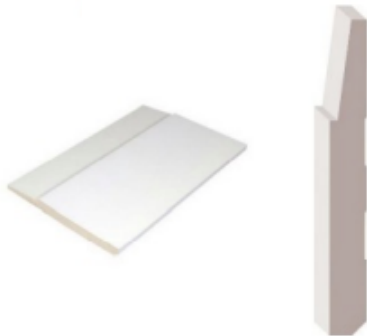


Ramp Up
Square

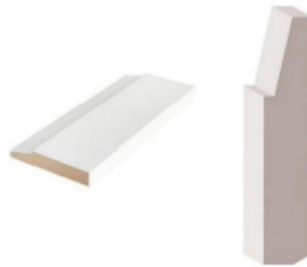
INTERIOR FEATURES CONTINUED

TRIM - CONTEMPORARY (STEP BEVEL)

Step Bevel Baseboard, 7-1/4" Main Floor
5-1/4" Second Floor

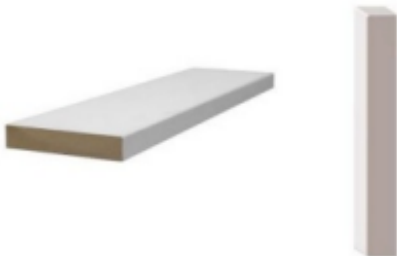


Step Bevel Casing, 3-1/2"



TRIM - FLAT (SQUARE)

Square E2E Baseboard, 7-1/4" Main Floor
5-1/4" Second Floor



Square E2E Casing, 3-1/2"



TRIM - TRADITIONAL (TWO STEP)

2-Step Baseboard, 7-1/4" Main Floor
5-1/4" Second Floor



2-Step Casing, 3-1/2"



All baseboards include a standard shoe mold



INTERIOR FEATURES CONTINUED

All plumbing fixtures are chrome as standard

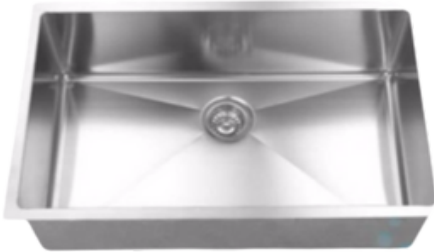
PLUMBING - KITCHEN AND LAUNDRY



Kitchen Faucet - Delta



Laundry Faucet - Delta



Single Bowl Kitchen Sink
Bristol Sinks



Double Bowl Kitchen Sink
Bristol Sinks



Single Bowl Laundry Sink
Bristol Sinks

PLUMBING - BATHROOMS



Ensuite Freestanding Tub Filler - Riobel



Ensuite Freestanding Tub



INTERIOR FEATURES CONTINUED

All plumbing fixtures are chrome as standard

PLUMBING - BATHROOMS CONTINUED



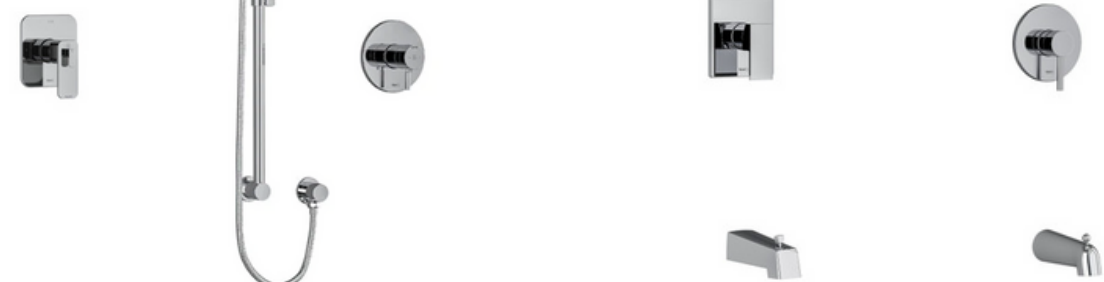
Ensuite Shower Head
Riobel - Square

Ensuite Shower Head
Riobel - Round

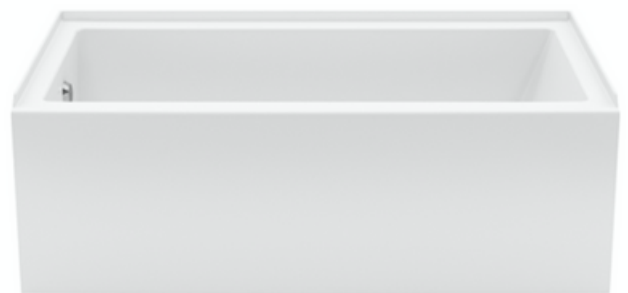


Main Bath Shower
Riobel - Square

Main Bath Shower
Riobel - Round



Bathroom Faucet - Riobel



Main Bath Tub - MAAX



Bathroom Sink - Bristol Sinks



Toilet - Toto



INTERIOR FEATURES CONTINUED

STAIRS



Material - White Oak



Tread Profile - Contempra



Tread Profile - Bull Nose with Cove



Post Style - Designer



Post Style - Cambridge



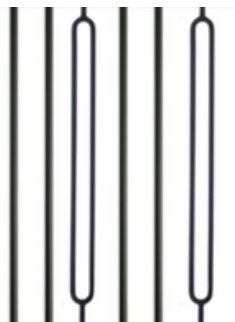
Post Style - Contempra Standard



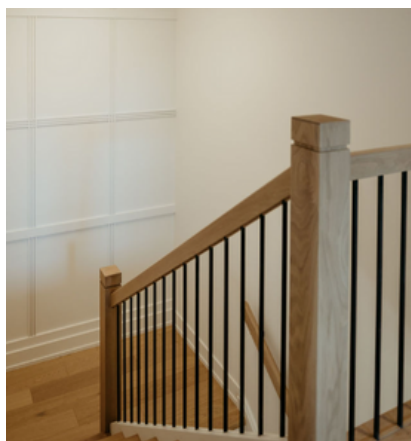
Rail Style - Heritage



Rail Style - Contempra



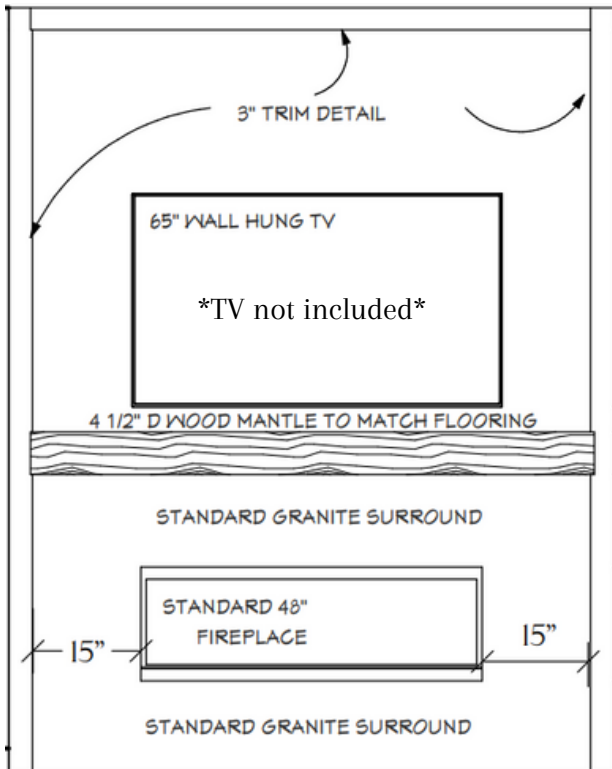
Spindles



Multiple options available

INTERIOR FEATURES CONTINUED

FIREPLACE



48" Montigo Delray Linear Fireplace



38" Montigo Delray Square Fireplace



Multiple mantle options available