



Specifications Package



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Specifications Exteriors



EXTERIORS

- 5" reinforced concrete driveway up to 800 sq ft. broom finish with control joints.
- 48" wide concrete walkway to the front porch, broom finish with control joints.
- 9" reinforced poured concrete foundation walls at 8'-5" tall for extra basement height with three cast-in-place egress windows.
- Concrete basement slab includes 15 mm radon protection barrier and radon system rough-in.
- Concrete garage floor with power troweled smooth finish and control joints.
- 2"x6" exterior wall framing with R22 fiberglass batt insulation, OSB wall sheathing, and 6mm poly vapour barrier.
- R12 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).
- $\frac{3}{4}$ " 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 JamesHardie® plank siding where applicable. Locations to be determined with design.
- All exterior doors will be steel insulated, with the exception of one insulated fiberglass front entry door equipped with premium Emtek® multi-point locking hardware.
- Premium quality high elasticity exterior caulking colour matched to the siding and brick.
- Skyline Flush® series, R-10 insulated, factory-finished sectional garage door with opener, one remote and one keypad.
- 10" clay brick masonry as per elevation drawings from approved builder selections.
- GAF Timberline HD® premium Fiberglass shingles with full deck armour waterproof underlay.
- High-performance Gemini® Series vinyl window package with choice of six exterior colours. (Interior standard colour white, other interior colours will be an upgrade.)
- Rear patio not included in base price - optional upgrade.

Subject to change



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Specifications Interiors-



DRYWALL

- All interior walls to be $\frac{1}{2}$ " drywall.
- All ceilings in living areas to have a knock down textured finish, with exception of bathrooms and closets.
- Garage interior $\frac{1}{2}$ " drywall with one coat drywall compound and one coat of primer.
- All insulated ceilings will include control-density $\frac{1}{2}$ " 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

- Electrical fixture allowance to be based on home design.
- 200-amp automatic circuit breaker panel (location determined by vendor).
- Smoke/CO2/Strobe detectors on all floors and bedrooms per electrical code.
- 20 interior LED pot lights.
- 4 exterior fixtures.
- Includes one electrical outlet on centre island in the kitchen.
- Includes 14 linear feet of under-cabinet lighting beneath the upper kitchen cabinetry.
- Wiring for dishwasher, fridge, microwave, stove, washing machine and dryer. 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.
- Fans and timer switches included in all bathrooms vented to the exterior.
- Decora® low-profile switches throughout.

MECHANICAL HEATING/COOLING

- High-efficiency Goodman® furnace with a multi-speed, DC voltage blower for modulating fan speeds and digital thermostat.
- vanEE® ERV (energy recovery ventilator).
- 4" MERV 8 furnace filter.
- Goodman® central air conditioning.
- Under slab radon rough-in piping for future fan connection.
- High wall returns for more efficient airflow.

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PLUMBING

- Bristol® undermount sinks in all bathrooms.
- Pre-selected Riobel® fixtures in chrome.
- Pressure balancing valves in all showers.
- American Standard® skirted chair-height toilets, with modern, easy to clean design.
- Stainless steel Bristol® kitchen sink and Delta® kitchen faucet.
- Waterline rough-in for fridge in the kitchen.
- Rough in for laundry appliances with shut-offs.
- Two exterior frost-free lawn service hose bibs.
- 50-gallon or tankless hot water heater rental.
- Plumbing rough-in for 3-piece bathroom in basement.
- Service shut-offs at every plumbing fixture.
- Mechanical room utility sink with faucet included.
- Built-in recirculating pump providing instant hot water at every faucet.
- Built-in backwater valve on the main sewer line, preventing back-ups from coming into your home.
- TripleSafe® battery backup sump pump for unmatched basement protection with triple redundancy.

FLOORING & TILE

- Wide plank engineered hardwood flooring in main floor and second floor hallways, living room, kitchen, dining and powder room if applicable (Vendor samples).
- Mudroom/Laundry Room to have large-format 12"x 24" porcelain tile (Vendor Samples).
- All 3- and 4-piece bathrooms will have large-format 12" x 24" porcelain floor and wall tile (Vendor Samples) and Schluter® Ditra tile underlay, providing superior protection against cracking, moisture, and movement.
- Acrylic shower base with custom glass enclosure in Primary ensuite.
- Carpet (including hi-density underpad) in bedrooms, stairs, and office if applicable (Vendor samples).
- Basement stairs to remain unfinished pine with pine handrail (two-storey models).
- Kitchen backsplash to be 3"x6" OR 3"x12" ceramic subway tile (Vendor Samples).

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Specifications Interiors-



CABINETRY

- Premium painted MDF kitchen and vanity cabinets from vendor-selected manufacturers, featuring white melamine interiors and Blum Tandembox® white drawers.
- Soft close hardware throughout.
- Kitchen design included for each model.
- 3 cm Category 1 quartz countertops included in kitchen and bathroom vanities.
- Large kitchen islands and 8' upper cabinets are standard in every model.

TRIM FINISHES

- Stairs to the second floor to be closed-riser poplar construction with carpet finish, black aluminum spindles, and a Contempra post and handrail.
- 800 series, 8' interior doors throughout main floor, 6'8" interior doors throughout second floor if applicable.
- 5-1/4" MDF step baseboard with standard shoe mold throughout the main floor and second floor if applicable.
- 3-½" MDF step casing on all doors and windows.
- Door hardware in chrome (Vendor Samples).
- Pre-selected bathroom accessory package included.

PAINT

- Benjamin Moore® Scuff-X semi-gloss paint on all doors, window casing and trim.
- Benjamin Moore® Ben on all walls painted in latex flat or eggshell.
- Maximum of two colour choices for walls and one trim colour.
- Deep base colours or additional colours are an additional \$450 per room.
- Stain where applicable is three coat brush application - one coat stain, one coat sealer, one coat varnish.

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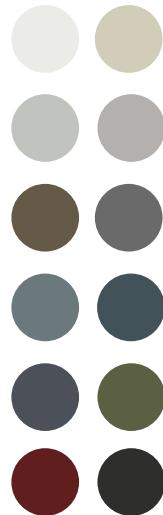
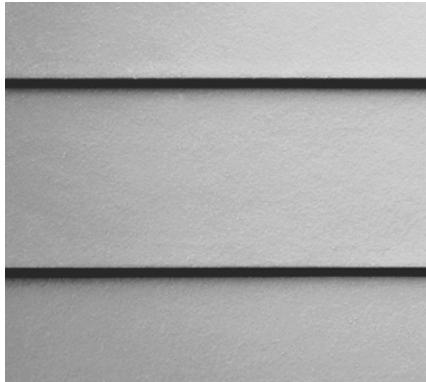


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Specifications Exteriors



EXTERIOR MATERIALS



HARDIE® PLANK SIDING
STYLE: Horizontal
COLOUR: **Multiple colour options available**



GEMINI® WINDOWS
STANDARD: White or black exterior - white interior ***Black interior an upgrade***
Multiple upgraded colour options available



BRICK
STYLE: 10" clay brick; standard brick pattern & mortar joint
COLOUR: **Multiple colour options available**
More options available than shown



SHINGLES
GAF Timberline HD®
COLOUR: **Multiple colour options available**

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Specifications Exteriors-



GARAGE DOORS



SIZE: 18'W X 8'H

Dependent on house design

STYLE: SKYLINE FLUSH®

COLOUR: Multiple colour options available

WINDOWS: None

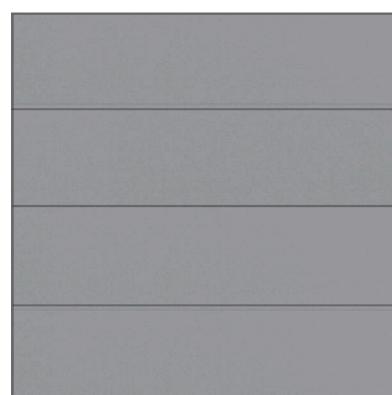
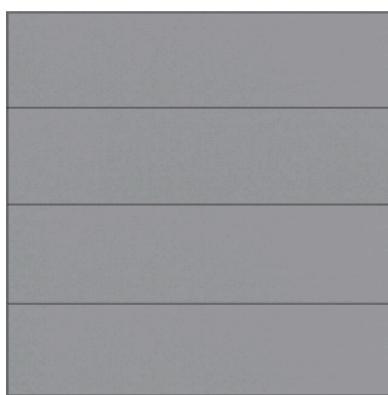
ACCESSORIES: None



Liftmaster
Wireless
Keypad entry



LiftMaster 3
button remote
control



SIZE: 8'W X 8'H

Dependent on house design

STYLE: SKYLINE FLUSH®

COLOUR: Multiple colour options available

WINDOWS: None

ACCESSORIES: None



LiftMaster
Premium Series
Garage Door
Opener

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Specifications Exteriors



EXTERIOR DOORS



ONE PANEL
8' MULTI-POINT
MATERIAL:
Fiberglass



FLUSH PANEL
8' MULTI-POINT
MATERIAL:
Fiberglass



**TWO PANEL
SQUARE TOP**
8' MULTI-POINT
MATERIAL: Fiberglass



**FRONT DOOR
HARDWARE**
STYLE: Emtek® Modern
Plate w/ Helios Lever
COLOUR: **Multiple
colour options available**



GARAGE TO HOUSE DOOR
MATERIAL: Steel
STYLE: Two Panel
COLOUR: To match interior
trim colour

**GARAGE TO HOUSE
DOOR HARDWARE**
STYLE: To match interior door
hardware
COLOUR: Chrome

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Specifications - Interiors -



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Specifications Interiors-



INTERIOR DOORS & HARDWARE



STYLE:
Lincoln Park



STYLE:
Logan



STYLE: Round
COLOUR: Chrome



STYLE: Square
COLOUR: Chrome

BASEBOARD & CASING



STYLE:
Step Bevel Baseboard, 5-1/2"
Step Bevel Casing, 3-1/2"
With standard shoe mold



STYLE:
2-Step Baseboard, 5-1/2"
2-Step Casing, 3-1/2"
With standard shoe mold

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Specifications Interiors-



PLUMBING - KITCHEN



KITCHEN

SINK

PRODUCT NAME: Bristol® 1807
DIMENSIONS: 31-1/4" X 18-1/8"
FINISH/COLOUR: Stainless Steel
INSTALL: Undermount



KITCHEN

FAUCET

Product NAME: Delta® Trinsic
PRODUCT CODE: 9159
FINISH/COLOUR: Chrome

PLUMBING - POWDER ROOM



POWDER ROOM

SINK

PRODUCT NAME: Bristol® B606
FINISH/COLOUR: White



POWDER ROOM

FAUCET

PRODUCT NAME: Riobel® GS01
FINISH/COLOUR: Chrome



POWDER ROOM

TOILET

PRODUCT NAME: American Standard® Studio
FINISH/COLOUR: White

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Specifications Interiors-



PLUMBING - MAIN BATH



MAIN BATH

SINK

PRODUCT NAME: Bristol® B606
FINISH/COLOUR: White



MAIN BATH

FAUCET

PRODUCT NAME: Riobel® GS01
FINISH/COLOUR: Chrome



MAIN BATH

TOILET

PRODUCT NAME: American Standard® Studio
FINISH/COLOUR: White



MAIN BATH

TUB

PRODUCT NAME: MAAX®
FINISH/COLOUR: White



MAIN BATH

SHOWER HEAD

PRODUCT NAME: Riobel® GS73
FINISH/COLOUR: Chrome

Subject to change



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PLUMBING - PRIMARY BATH



PRIMARY BATH
SINK

PRODUCT NAME: Bristol® B606
FINISH/COLOUR: White



PRIMARY BATH
FAUCET

PRODUCT NAME: Riobel® GS01
FINISH/COLOUR: Chrome



PRIMARY BATH
TOILET

PRODUCT NAME: American Standard® Studio
FINISH/COLOUR: White



PRIMARY BATH
SHOWER HEAD

PRODUCT NAME: Riobel® 366
FINISH/COLOUR: Chrome

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Specifications Interiors-



BATHROOM ACCESSORIES

 <p>PRODUCT NAME: Taymor® Astral FINISH/COLOUR: Chrome</p>	<p>TOILET PAPER HOLDER</p>	 <p>PRODUCT NAME: Taymor® Naples FINISH/COLOUR: Chrome</p>
 <p>PRODUCT NAME: Taymor® Astral FINISH/COLOUR: Chrome</p>	<p>HAND TOWEL BAR</p>	 <p>PRODUCT NAME: Taymor® Naples FINISH/COLOUR: Chrome</p>
 <p>PRODUCT NAME: Taymor® Astral FINISH/COLOUR: Chrome</p>	<p>24" TOWEL BAR</p>	 <p>PRODUCT NAME: Taymor® Naples FINISH/COLOUR: Chrome</p>
 <p>PRODUCT NAME: Taymor® Astral FINISH/COLOUR: Chrome</p>	<p>ROBE HOOK *IF APPLICABLE*</p>	 <p>PRODUCT NAME: Taymor® Naples FINISH/COLOUR: Chrome</p>

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Specifications Interiors-



TILE & FLOORING



KITCHEN, DINING, LIVING,
FRONT ENTRY, HALLWAYS



FLOORING: Twelve Oaks®
COLLECTION: Artisan Select
COLOUR: **Multiple colour options available**
MATERIAL: White Oak
SPECIFICATION: 6-1/2" X 3/4"



KITCHEN, DINING, LIVING,
FRONT ENTRY, HALLWAYS



FLOORING: Twelve Oaks®
COLLECTION: Artisan Signature
COLOUR: **Multiple colour options available**
MATERIAL: White Oak
SPECIFICATION: 5" X 3/4"



KITCHEN, DINING, LIVING,
FRONT ENTRY, HALLWAYS



FLOORING: Twelve Oaks®
COLLECTION: Scandinavian Living
COLOUR: **Multiple colour options available**
MATERIAL: American Oak
SPECIFICATION: 7-1/2" X 3/4"



KITCHEN, DINING, LIVING,
FRONT ENTRY, HALLWAYS



FLOORING: Grandeur Flooring®
COLLECTION: Scandinavia
COLOUR: **Multiple colour options available**
MATERIAL: White Oak
SPECIFICATION: 6-1/2" X 3/4"



KITCHEN, DINING, LIVING,
FRONT ENTRY, HALLWAYS



FLOORING: Grandeur Flooring®
COLLECTION: Evergreen
COLOUR: **Multiple colour options available**
MATERIAL: White Oak
SPECIFICATION: 5" X 3/4"

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Specifications Interiors-



TILE & FLOORING



MUDROOM/LAUNDRY
ROOM, BATHROOMS



FLOORING: Anatolia® Tile
COLLECTION: Lumino
COLOUR: **Multiple colour options available**
MATERIAL: Porcelain
SPECIFICATION: 12" x 24" - ***other sizes are considered an upgrade***



MUDROOM/LAUNDRY
ROOM, BATHROOMS



FLOORING: Anatolia® Tile
COLLECTION: Plata
COLOUR: **Multiple colour options available**
MATERIAL: Porcelain
SPECIFICATION: 12" x 24" - ***other sizes are considered an upgrade***



MUDROOM/LAUNDRY
ROOM, BATHROOMS



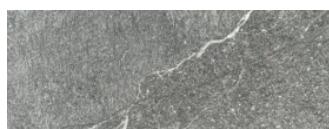
FLOORING: Anatolia® Tile
COLLECTION: Torino
COLOUR: **Multiple colour options available**
MATERIAL: Porcelain
SPECIFICATION: 12" x 24" - ***other sizes are considered an upgrade***



MUDROOM/LAUNDRY
ROOM, BATHROOMS



FLOORING: Anatolia® Tile
COLLECTION: Coliseo
COLOUR: **Multiple colour options available**
MATERIAL: Porcelain
SPECIFICATION: 12" x 24" - ***other sizes are considered an upgrade***



MUDROOM/LAUNDRY
ROOM, BATHROOMS



FLOORING: J&L® Tile
COLLECTION: Nordic
COLOUR: **Multiple colour options available**
MATERIAL: Porcelain
SPECIFICATION: 12" x 24" - ***other sizes are considered an upgrade***

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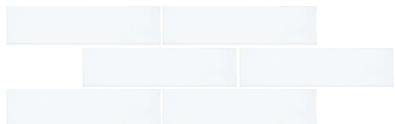


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Specifications Interiors-

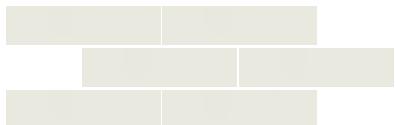


TILE & FLOORING



KITCHEN BACKSPLASH

FLOORING: Anatolia® Tile
COLLECTION: Purity
COLOUR: Ice
MATERIAL: Glazed Ceramic
SPECIFICATION: 3" x 6" & 3" x 12"



KITCHEN BACKSPLASH



FLOORING: Olympia Tile & Stone®
COLLECTION: Colour & Dimension
COLOUR: **Multiple colour options available**
MATERIAL: Glazed Ceramic
SPECIFICATION: 3" x 6" & 4" x 12"



BEDROOMS, STAIRS & OFFICE IF APPLICABLE



FLOORING: Engineered Floors®
COLLECTION: Grand Isle
COLOUR: **Multiple colour options available**
MATERIAL: Carpet



BEDROOMS, STAIRS & OFFICE IF APPLICABLE



FLOORING: Engineered Floors®
COLLECTION: Surfside
COLOUR: **Multiple colour options available**
MATERIAL: Carpet



BEDROOMS, STAIRS & OFFICE IF APPLICABLE



FLOORING: Beaulieu Canada®
COLLECTION: Escape to Bali
COLOUR: **Multiple colour options available**
MATERIAL: Carpet

Subject to change



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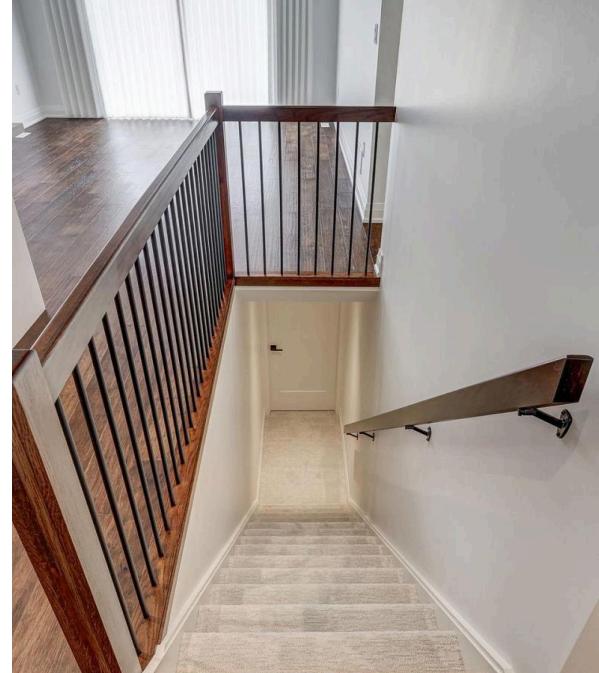


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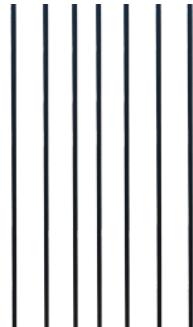


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STAIRS



POST STYLE:
Contempra Standard
Stained to match
hardwood flooring



SPINDLE STYLE:
Round



RAIL STYLE:
Contempra
Stained to match
hardwood flooring



STRINGERS:
Painted to match
trim or stained to
match railings
Finish: Scuff-X Pearl

STAIR MATERIAL:
Poplar



TREAD & RISERS
MATERIAL:
Carpet

Subject to change



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