

SPECIFICATIONS PREMIUM SINGLES

LANDSCAPING

- Fully graded and sodded front side and rear yards.
- Caliper Nursery Tree as per approved landscaping plan
- Paved asphalt driveway with tamped edge
- Patio stone walkway to from front porch to driveway

FOUNDATION CONSTRUCTION

- Poured concrete walls with **reinforcing steel**
- Foundation wrapped with drainage layer on exterior foundation walls **including interior garage walls** for water protection, with drainage tile at perimeter
- Cement parging to all exposed concrete
- Basement sliding windows (most models) poured in place. **1 egress window in every home**
- Broom finish, poured concrete garages with reinforcing fiber-mesh concrete.
- Poured Concrete porches where applicable.

FRAMING

- Steel beams in basement according to plans
- **Nine foot main floor walls**
- Exterior walls 2x6 KD wood studs @16" o/c
- Interior walls 2x4 KD wood studs @16" o/c
- Engineered floor joists glued and screwed for superior floor performance
- **T and G Dry-guard OSB sub-floors standard**
- **Exterior sheathing Styro-rail Insulated OSB**
- 7/16" O.S.B. on roofs
- **Full 2 x 4 studs @24" o/c for exterior basement walls**

EXTERIOR FEATURES

- **Premium Arriscraft Stone on front elevation**
- Stone sills at windows where stone meets
- **Premium James Hardie siding** for complete home with aluminum window banding treatment
- Maintenance free aluminum soffit and fascia
- **BP Mystique Limited Lifetime Warranty laminated architectural shingle**
- **BP Deckguard roof underlay**
- *Maximum Vents* standard
- **Upgraded Garaga pre-finished, insulated 8 foot garage steel door standard**
- **Garage Door Opener included**

ELECTRICAL/MECHANICAL

- **Amana High-Efficient modulating furnace standard**
- **Sensi Programmable WIFI Thermostat standard**
- **Fully ducted Heat Recovery Ventilation (HRV) unit standard**
- Smoke detector, Strobe Detector, CO detector as per code
- Door Chime kit
- **Lights in all bedrooms ceilings**
- **1 USB outlet included in kitchen**
- Vented Range hood fan
- **200 amp electrical service**
- *Decora* electrical switches standard
- Copper wiring throughout
- Heavy Duty Stove Receptacle
- Heavy duty clothes outlet
- Pre-wired and plumbed for dishwasher.
- Two exterior weather-proof outlets
- Electrical rough-in for garage door opener
- Wiring for Bell and Cable
- **Upgraded Light Fixtures, Hood Fan and pot lights**
- **Dryer Box standard**
- **Thermo-drain drain water recovery**
- All ducts professionally cleaned
- **Gas BBQ line included**

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INSULATION AND DRYWALL

- **R24 in addition to Styro-rail Exterior Insulation**
- Double R12 for full basement R60 blown insulation for attic
- Entire home wrapped in "Tyvek"
- Fire spread rated super 6 mil polyethylene vapour barrier, Insulated attic trap
- **Certainteed Smart Membrane in basement**
- Double glazed Low E Argon casement windows, double weather strip, wood jamb extension throughout home by **Dalmen**
- Insulated steel embossed entry doors.
- 1/2" drywall throughout for all interior walls and ceilings (except basement)
- **Smooth Drywall Standard**
- **Garage walls fully dry-walled (taped only)**

INTERIOR FEATURES

- **Upgraded Carpet with high density foam under-pad standard in all living areas.**
- **Premium Kerdi waterproofing and Detra Underlay for ceramic areas**
- Ceramic Tile for foyer all bathrooms, Kitchen and Laundry Rooms
- **Ceramic base in Main and Ensuite Bath**
- **Napoleon Direct Vent Gas Fireplace standard complete with beam mantle**
- **Upgraded Fireplace Feature Wall**
- Modern Lincoln Panel Doors including closets
- **Premium 5" Baseboard and 3 1/4 " Casing standard**
- Taymor modern passage sets standard
- All rods and shelves in closets.
- **Premium Supports**
- Linen closets to receive 5 pre-finished shelves
- *Taymor* grip-set on front door with dead-bolt
- **Upgraded Oak banister with steel balustrades**
- **Full Oak Stair to 2nd floor**

MILLWORK /PAINT

- **Custom Upgraded Cabinetry by Deslaurier Custom Cabinets**
- **Quartz counters for all cabinetry**
- All interiors to receive 2 coats of premium Dulux quality egg shell paint (except basement)
- Wood trim to receive 2 coats of premium Dulux semi-gloss paint
- **Amazing 2nd floor laundry room**

PLUMBING FEATURES AND ACCESSORIES

- *Moen Method* or equivalent taps standard
- Stand alone showers in all ensuites
- **Upgraded composite sink in kitchen**
- *Moen Align* Tap vegetable spray included
- All waste piping to be best quality ABS
- Pex water delivery system
- **American Standard Cadet Pro toilets**
- **Moentrol balanced shower taps**
- 2 exterior hose bibs
- Shower rods in bath enclosures,
- **Rental on demand water tank**

OTHER

- Survey included.