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SOLID CONSTRUCTION

Insulation:

Ceiling	R-40 with raised heel trusses if slopes less than 7½" pitch
Slopes & exposed floors	R-31
Exterior walls	R-22 @ 24" on centre
Basement walls	R-20 full height insulation (6" from the floor)
Basement floor	2" Styrofoam under basement concrete slab

Structure:

Exterior walls	2" x 6" kiln dried wood (24" centres)
Interior walls	2" x 6" and 2" x 4" kiln dried wood
Floors	R 2000 pre-engineered open joist system
Sub floors	tongue & groove PSB, sanded and screwed 5/8" plywood underlay under ceramic tile

- Steel beams (as per plan)
- Kiln dried lumber
- Poured concrete footings, foundation walls and basement floor
- Poured concrete garage floor reinforced
- Basement walls framed to floor
- Drainage tiles at perimeter
- High density polyethylene drainage membrane on exterior of foundation walls
- Exterior caulking around all windows and doors
- Well-sealed 6.0 mm vapour barrier
- Tyvek exterior house wrap
- ENERGY STAR® qualified home

MECHANICAL/PLUMBING SYSTEMS

- High efficiency central forced air 92%+ AFUE natural gas heating system
- Dedicated Heat Recovery Ventilation (HRV) system with ECM motor
- Power-vented natural gas hot water tank; .59 Energy Factor for 40 gallon tank (rental)
- "Pex" polyethylene water plumbing system
- Convenient stainless steel quarter turn shut-off valves under all sinks
- Laundry tub on main floor, as per plan only
- Ready to hook up plumbing/electrical for washer and dryer as per plans
- Programmable heating/cooling thermostat, white
- Sealed duct systems throughout, and heating ducts sized for future air-conditioning
- Ductwork vacuumed prior to occupancy
- Rangehood vented to exterior; Dryer exhaust vented to exterior
- Location of utility meters determined by location of underground services
- Sump pit and pump as per plan

ELECTRICAL SYSTEMS

- Ceiling light fixtures in all secondary bedrooms and master bedroom
- Builders standard light fixture package with energy saving light bulbs

- to meet ENERGY STAR® requirements
- Light fixtures will be centered in usable area of rooms
- Potlight over kitchen sink (if applicable)
- 100 amp electrical breaker panel (location of panel is determined by the underground services)
- Copper wiring
- Decora light switches and plugs, white
- GFI breakers in all bathrooms and counter height area of kitchen
- 2 electrical outlets in basement
- Exterior light fixtures (black) as per plan
- Two exterior weatherproof electrical outlets, front & rear
- Electrical outlet in garage (1)
- Outlet(s) in garage for future automatic door opener(s)
- Rough-in for future home security system (wiring for one [1] motion detector included)
- Rough-in for future central vac (two [2] vac outlets included)
- Smart House Wire package; 4 telephone outlets, 3 cable outlets
- Interconnected smoke detectors on each floor
- Carbon monoxide detector installed adjacent to each sleeping area in the home (one per home if all bedrooms are on the same floor level)
- One (1) lawn lamp
- Front and back door chime

SUPERIOR INTERIOR FEATURES

- 9'ceilings on main floor highlighted by oversized windows (as per plan)
- Wall-to-wall 40 oz nylon carpeting with 9mm underpad, and one colour throughout
- Pre-finished oak hardwood flooring in Living & Dining room and main lower hallway
- Ceramic tile flooring in kitchen and breakfast nook chosen from builder standard selections
- Ceramic tile flooring in foyer, mudroom, laundry room, bathrooms & Ensuite chosen from builder standards
- Pre-finished oak spindles and handrails where shown
- Direct vent natural gas fireplace with oak shelf mantle (as per plan)
- Colonial interior doors with polished brass hardware and levered handles
- Oversized Colonial baseboards, window and door casings
- Colonial swing doors on all closets
- Stippled ceilings with 4" border (where applicable); flat ceilings in bathrooms and kitchen

BEAUTIFUL BATHROOMS

- Interior walls one primer coat; painted single standard colour designer latex paint; 2 coats on walls & 3 coats on woodwork
- Custom crafted European-style vanities; mirror over vanity
- Pedestal sink with rounded mirror, towel bar and paper holder in powder room, if applicable
- White bathroom fixtures and ceramic bathroom accessories, one sink per bathroom
- Moen single lever chrome finish faucets in bathrooms

- Separate shower stall in Ensuite as per plan
- High gloss acrylic tub in Ensuite as per plan; two-handle Roman tub chrome faucet with hand shower
- One piece bathtub enclosure in main bathroom
- Ceramic tile upper on tub enclosure
- 6 litre low flush toilets with insulated tank
- Water pressure equalizer (scald guard) in all showers

GOURMET KITCHENS

- European kitchen cabinets and vanities with post formed Formica countertops; styles and colours chosen from builder standard selections
- Ceramic tile backsplash chosen from builder standard selections
- Double stainless steel sink in kitchen with chrome finish single lever faucet and vegetable spray
- Microwave shelf with outlet
- Rough in hook ups for future dishwasher

SUPERIOR EXTERIOR FEATURES

- Full clay brick, and/or stucco as per elevation plan; cove joints in brick veneer. All colour & finishing samples are to be made from builder's samples.
- Maintenance-free aluminium soffit and fascia
- Permashield and/or wood trim accent panels (where applicable)
- Operational windows, one per room (as per plan)
- Vinyl clad thermo pane double glazed low-e argon casement windows c/w screens and grids installed between window panes on front elevations only
- Architecturally designated exterior colour selections may be pre-assigned
- Vinyl patio or garden door as per plan with screen and transom window where applicable
- Vinyl clad slider basement windows with screens (2)
- Vinyl posts and railings on front porch (where applicable)
- 25 year self-sealing asphalt roof shingles
- Grip set with deadbolt on front door
- Exterior light fixtures (black) as per plan
- Raised sectional semi-insulated steel garage door(s)
- Two (2) exterior frost-free hose bibs
- Insulated embossed metal front entrance door with weather stripping and transom window
- Side door from house to garage (as per plan)
- Rear steps and railing at rear patio door
- Poured concrete porch as per plan

ATTRACTIVE LANDSCAPING

- Architecturally designed streetscape
- Front lawn partially sodded; balance partially seeded
- Paved driveway
- Patio stone walkway to front door