

2012 Standard Specifications

Structural

- 5/8" tongue and groove floor sheathing, glued and stapled
- 2x10 kiln dried floor joists
- 2x6 kiln dried studs at 16" centres on all exterior walls
- 7/16 wall sheathing glued and stapled
- Engineered roof truss system with 1/2" **plywood sheathing**

Exterior

Note- Renderings and floor-plans may show options not included in pricing

- Colonial vinyl siding with choice of colour
- Maintenance free 12" wide continuous venting soffits
- Maintenance free 6" aluminum fascia with baked enamel finish
- **Lifetime warranty** architectural shingles
- Maintenance free PVC low E, Argon filled thermo pane casement and glider windows
- Insulated **fiberglass** entry doors with half-moon or 9 lite style glass

Foundation

- Complete engineered foundation plan provided
- Customer is responsible to construct, insulate, backfill and provide drainage as per plans

Electrical/Mechanical/Plumbing

- **Hi-efficiency** gas or propane furnace supplied
- Programmable thermostat
- **200 amp service panel** installed in main floor laundry
- Ceiling light fixtures as per plan & rocker switches
- Smoke & carbon monoxide detector at bedroom area
- Exterior weatherproof GFI receptacles with cover
- Pex supply plumbing
- ABS drain piping
- All piping and wiring stubbed into basement, ready for connection to water and sewer

Energy Sealing and Ventilation

- Continuous air/vapor barrier
- Air/vapor sealed junction boxes on all exterior walls
- Window and door frames foam sealed in place
- R-50 cellulose insulation in ceiling
- R-22 fiberglass in exterior walls



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Interior Finish

- Walls and ceilings completely dry walled and finished
- **Plywood backing** behind drywall to prevent cracking
- Smooth finish on all ceilings
- Choice of quality jute back broadloom on 1/2" foam under padding in living, dining and bedrooms
- Choice of quality vinyl cushion flooring in foyer, kitchen and bathrooms
- Colonial Style interior passage doors with pewter lever style hardware
- Colonial Style closet doors with closet rod and finished shelf

Kitchen

- Choice of high quality **solid wood** cabinetry
- Drawer over door base cabinets
- Choice of post formed laminate counter top
- Double compartment stainless steel sink with garbage disposal
- **Tile backsplash with** choice of tiles

Appliances

- **Whirlpool® stainless steel** 22 cf, side by side fridge with ice and water
- Choice of gas or electric (ceramic top) 30" **Whirlpool® stainless steel** range
- 7 cycle **Whirlpool® stainless steel** dishwasher
- Built in **Whirlpool® stainless steel** microwave
- Option to downgrade to white or black Whirlpool® appliances

Bathroom

- Fiberglass tubs and showers as per plan
- Choice of high quality **solid wood** cabinetry
- Choice of post-formed laminate counter top
- **Huntington Brass®** anti scald fixtures
- Medicine cabinet with mirror
- Elongated porcelain toilets

Warranty

- 1 year comprehensive
- Manufacturer warranties on interior and exterior finishes, fixtures and appliances

