

Builder Specifications for Semi-Detached
Basic price: \$254,900, tax included

Foundation and Concrete Floors

- 4 rebars in poured concrete walls and 2 rebars in poured concrete footings
- 4" diameter perimeter drainage system with clear stone coverage around footings
- Garage floor: poured concrete with fibre mesh
- Damp-proofing and Platon membrane on exterior of foundation walls
- Cement parging applied externally to exposed portions of foundation walls

Framing

- Sub-floor: tong and groove aspenite, glued and screwed
- External walls: kiln-dried 2" x 6" studs at 16" centres
- Internal walls: kiln-dried 2" x 4" studs at 16" centres
- Basement walls framing (exterior only)
- Roof: pre-engineered roof trusses at 24" centres
- Roof sheeting: 15/32 mm Super-Roof aspenite secured with "H" clips
- Garage walls: kiln-dried 2" x 6" studs at 16" centres

Insulation and Drywall

- Walls: R-22 insulation and ½" gypsum drywall
- Ceilings: R-60 blown insulation in attic
- Basement: R-20 insulation on external walls
- Vapour barrier: 6 mm polyethylene
- Garage: completely insulated and drywalled (one tape to seal joints)

Exterior Features

- Front Door: white, insulated, single door
- Garage Door: white steel, insulated (R-12)
- Windows:
 - Energy Star low "E" argon thermos
 - Double glass
 - Multi-point lock and folding handles (except on basement windows)
 - White casement
- Basement windows:
 - PVC sliders
 - Two 54" x 24" and one 60" x 24"
- Lighting: two lights in front and one at back deck
- Stone finish on front elevation with civic address and board and batten vinyl siding (contractor's choice)
- Standard colour of vinyl siding from contractor selection on sides and back of house (contractor's choice)
- Aluminium fascia as per plan, colour from contractor selection
- Lifetime warranty shingles, Maximum roof vents (contractor's choice)

- Rear deck: treated lumber 6' x 3'
- Hose bibs: one in garage, one at back

Heating

- Forced air 96% high efficiency gas furnace with digital thermostat
- One air exchanger
- Duct pipes screwed and taped hot and return air in each room where applicable
- Bathroom fan vented outside

Plumbing

- PEX type water piping
- Delta or Moen single-lever faucets
- Rented 50-gallon gas hot water tank
- Kitchen:
 - Double stainless steel sink with vegetable spray
 - Opening and rough-in for future dishwasher
- Bathroom:
 - Low flush water saver toilet
 - Water pressure balance in all showers
 - One piece acrylic bathtub
 - Mirror over vanity
 - PVC cabinets
 - Three-piece bathroom underground rough-in in basement

Electrical and Light Fixtures

- 100-amp panel
- Standard wall plugs and switches and ceiling outlets, Decora
- Smoke detector on each floor and in bedrooms
- CO detector on each level
- 2 telephone outlets and 2 cable outlets
- Exterior fixtures supplied by contractor
- Interior fixtures supplied by owner
- Electrical outlet in garage for automatic door opener
- Front door chime

Interior Finishes

- MDF Colonial trim throughout (baseboards, windows and doors casings)
- Interior door hardware from contractor selection
- Paint: 1 coat of primer and 2 coats of latex paint, choice of 2 colours
- Flooring: 2 1/4" x 3/4" natural finish hardwood and ceramic except for carpet in two bedrooms
- Smooth ceilings

- Cabinets: PVC cabinetry for kitchen and bathrooms
- Stairs:
 - To basement: carpet grade not finished
 - To first level: natural finish hardwood with hand rail

Landscaping

- Sod on complete lot
- Paved driveway, garage width, up to front door
- One tree in front yard

Warranty Program

- New Home Warranty Program by Tarion Warranty Corporation (pre-paid by vendor)