



# 2018 Construction Specifications

## Foundation:

- 8" x 30" concrete footings complete with reinforcing bars, 25 MPA.
- Concrete foundation walls (Bi-levels 5'x8", Two Storeys 9'x8", complete with reinforcing bars, 25 MPA.
- Bull Dog foundation spray damp proofing and full perimeter weeping tile c/w washed rock.
- Basement floor – 3-4" concrete on an 8" bed on ¾" rock.
- Garage floor – 4"- 25 MPA concrete on min 6" bed of ¾" road crush, complete with reinforcing re-bar at 16" o/c doweled into foundation walls, additionally reinforced with engineered screw piles.

## Structural:

- Engineered I-beam flooring system.
- Subfloor glued and screwed.
- 2x6 exterior walls.
- Engineered truss roof system.
- Engineered tall walls.

## Insulation:

- R-60 cellulfiber and fibreglass batt insulation in attics.
- R-22 batt insulation in wall spaces including the garage.
- R-22 batt insulation in frost walls inside foundation walls.
- 6 mil vapor barrier, sealed at all joints and around electrical outlets.
- Spray foam of joist spaces.

## Windows and Exterior Doors:

- Triple glazed low E maintenance –free vinyl windows.
- Insulated exterior steel doors c/w weather stripping
- Muntin bars in front elevation windows
- Steel insulated (R19) garage door with 2 garage door openers.

## Exterior Finish:

- Maintenance free vinyl siding.
- Aluminum soffits, fascia, and eavestroughs
- Metal clad accent trims on front elevations only.
- BP 20 year warranted asphalt shingles.
- Pressure treated front step with aluminum railing.
- Pressure treated deck with aluminum railing on selected models.
- Cultured exterior stone on selected models.

## Room Finishes:

- ½" Drywall, knock down textured ceilings.
- Rounded corners.
- Garage insulated, dry walled and taped only.
- Resilient bar added to all trussed ceilings to prevent cracking from truss lift.

## Interior Trim:

- Painted woodworking including: 3 1/2" door and window casings, and 6" baseboards.
- Interior trims and doors may vary from different models.

## Closets:

- Painted shelving – single shelf in bedrooms and coat closets, four in linen and pantry unit. Walk in closets will be a combination of shelving and rods.
- Doors will be swing doors matching other interior doors  
---- NOT BI-FOLD

## Flooring:

- Luxury Vinyl Plank (LVP) or Eng. Hardwood in Living room
- Builder-line carpet in bedrooms
- Builder-line tile in kitchen, baths, tub surrounds, entrances, and fireplace border.

## Cabinets and Railings:

- Custom built cabinets with flat or raised panel doors.
- Hard Surface countertops – granite or quartz in selected models.
- Maple railings with metal spindles in all stairways on main and second floor.

## Electrical:

- 100 amp service with 32 circuit panel.
- Prewiring for dishwasher.
- Phone and cable TV prewired to each bedroom.
- Christmas plug in soffit.
- Builders choice light fixtures, over the range microwave plug and door chimes.
- Decora plugs and switches.

## Mechanical:

- High efficient natural gas furnace.
- Natural gas fireplace in selected models.
- Air conditioning.
- Radiant heater in garage in selected models.
- Heat Recovery Ventilation unit (HRV)
- Standard humidifier.
- 50 US gallon high efficient natural gas hot water heater.
- Central vacuum and attachments.
- Kitchen sink: SS double compartment sink with single pull chrome faucets.
- Vanity sinks: white with chrome faucets.
- Toilets: white with insulated tank.
- Tub/Shower combination: white fibreglass one piece unit with single lever chrome faucet.
- Two frost free lawn services

## Note:

- Not all models have garages.
- Broom finished sidewalk and driveway on select models.