



# STANDARD FINISHES

## GENERAL

- Final copy of a land survey completed by an Ontario Land Surveyor
- Registration of the Tarion New Home Warranty
- Final copy of official blue print

## FOUNDATION

- 8" poured concrete walls, weeping tile around exterior walls and covered with  $\frac{3}{4}$ " clear stone.
- Delta MS wrap on the exterior & interior of the foundation.
- Optional concrete cold cellar upon request.

## FRAMING & INSULATION

- Exterior walls are 2"x 6" lumber covered with 7/16" OSB then wrapped with tyvek paper.
- Sub floor contains 2"x10" floor joists with 5/8" T&G spruce plywood glued & screwed down.
- Roof sheeting contains  $\frac{3}{8}$ " spruce plywood with H" clips.
- 9' ceilings on the main floor.
- 30 year asphalt shingles.
- All unfinished basement areas are framed with 2" x 4" lumber.
- R-22 fibreglas insulation in the walls above grade.
- R-60 blown in ceiling insulation.
- R-24 fibreglas insulation in the basement walls from floor to ceiling.
- Optional - R12 fibreglas in the garage walls & R20 blown in the garage ceiling.

## EXTERIOR FINISH

- Brick, stone, stucco and siding (optional) exterior.
- Address embedded in stone on the front of each house.
- Maintenance free aluminum, soffit, fascia, eavestrough and downspouts.
- Vented soffit for proper roof ventilation.
- All windows and doors are fully caulked.
- Lot fully sodded
- Garage width  $\frac{3}{4}$ " granular A stone driveway.
- Precast concrete slab walkway from front entrance to driveway.
- Municipal water system and sanitary sewer connections.
- Double car garage.
- Garage steel insulated garage doors – Acadia model w/ glass inserts or Stratton model.

## WINDOWS & DOORS

- All windows are low-E argon filled glass with screens.
- Exterior steel doors insulated with weather stripping.
- Silversand or Sable vinyl windows and exterior doors.

## PLUMBING & HEATING

- High Efficiency Carrier furnace.
- 2 hose taps with interior shut-off.
- Main floor laundry tub.
- White plumbing fixtures – toilets, sinks and showers.
- Central air conditioner.
- Rental hot water heater.
- Heat Recovery Ventilator system installed.
- All exhaust fans vented outside.
- 3 speed hood fan with choice of stainless steel.
- Ensuite bath with sink, toilet & 4' shower stall with optional Jacuzzi.
- Main bath with sink, toilet & 5' tub/shower unit.
- Any unfinished basement will have a rough in 3 piece bath.
- All Moen chrome single lever faucets.

## ELECTRICAL

- 100 or 200 amp electrical service with breaker panel
- Electrical outlet for washer and dryer.
- Three exterior electrical outlets.
- Range outlet.
- Electric door chimes.
- Phone jack & cable jack provided in each room.
- Lighting allowance is dependent on the size of home.
- Pot lights included depending on size of home.

## DRYWALL & PAINTING

- $\frac{1}{2}$ " finished drywall on the walls and  $\frac{1}{2}$ " high density on the ceilings.
- $\frac{1}{2}$ " drywall in the garage, taped and primer paint applied on drywall.
- Interior walls are primed followed by two coats of paint.

## KITCHEN & VANITIES

- Custom designed maple cabinetry in the kitchen and baths.
- Granite counters in the kitchen including center island.
- Mirrors mounted over bathroom countertops.
- Double basin stainless steel under mount sink in the kitchen.
- Under cabinet lighting installed in the kitchen.

## INTERIOR DOORS & FLOORING

- Interior doors are "800" Series painted cloud white.
- 3" trim around all doors, windows and closets and 5" baseboards in all finished areas.
- Antique nickel or satin nickel interior knobs on all doors and closets.
- Wrought iron spindles around staircase with oak railing & posts.
- Gas fireplace with fan kit
- 2 types of fireplace finishes - stone or tile finish.
- Porcelain/Ceramic tiling in the foyer, kitchen, baths and laundry.
- $\frac{3}{4}$ " engineered hardwood in the great room, dining room and bedrooms (optional).
- Oak stairs on 2 storey homes.