



## SPECIFICATIONS

### Warranties and Guarantees:

- Vendor to supply Survey and Real Property Report in their possession.
- Construction in accordance with National Building Code of Canada and enforced by City Council.
- All homes covered by the 7 Year Atlantic New Home Warranty.
- Twelve month re-visit for plaster touch-ups

### Basement:

- Concrete footings and walls as per plan.
- Damp-proofing and weeping tile.
- Bearing walls as required.

### Walls and Floors:

- Perimeter walls 2"x 6" studs.
- Interior walls 2"x 4" studs.
- Floor joist 2"x 8" or as per plan.
- Wall, roof & floor sheathing to be one of, or combination of the following; 1/2" plywood, Edge Gold sheeting, Edge sheeting, OBS and or T & G lumber, at builders choice.
- Pre-engineered roof trusses.
- R-20 batt insulation in walls.
- R-32 blow-in attic insulation with insulated attic hatch.
- Tyvek, breathable building paper, wrapped around the exterior of the house.
- 6 mil polyurethane vapor barrier on inside face of all exterior walls and upstairs ceiling, sealed at all joints and penetrations.
- Insulation around all windows and doors.
- Concrete finished floor in unfinished or open basement.
- Bearing walls or steel posts on concrete footings as per plan.



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### **Sitework:**

- Front and rear landscaping. (Maximum 3000 sq ft)
- Paved 2 car driveway and walkway.
- Pressure treated steps at main entrance as per plan.
- Pressure treated patio deck 10 ft. x 10 ft.
- Galvanized metal window wells where applicable.

### **Exterior**

- Asphalt shingles ( 20 year warranty )
- Quality casement or single hung vinyl windows, as per plan
- Pre-finished vinyl siding.
- Aluminum fascia
- Weatherproof power outlets next to front and rear exterior doors.
- Dryer hookup venting to outside.
- Exterior water faucet.

### **Interior**

- Colonial style doors and trims.
- Colonial bi-fold doors in closets.
- Quality brass colored door hardware throughout.
- Custom interior paint, 4 paint colors throughout.
- All ceilings, doors & trims to be painted white.
- Clothes rods and shelving in all closets.
- Choice of flooring throughout.- See Allowances.
- Optional microwave shelf in all kitchen cabinets.
- Solid wood railings with colonial spindles. ( as per plan )
- Heat recovery ventilation system.
- Bathroom ventilation, complete with 20 minute timers.



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- Electrical 200 amp. Service with circuit breaker panel.
- Inter-connected smoke detector. (lighting allowance )
- Door chimes for front entrance.( lighting allowance )
- 4 telephone and 4 cable pre wired.
- Rounded interior drywall corners

### **Plumbing**

- White plumbing fixtures.
- One piece molded fiberglass tub in main bathroom.
- Double stainless steel sink with quality dual control faucets.
- Washer and dryer hookup in basement, unless otherwise noted on the plan.
- 40 gallon hot water boiler.
- Rough-in plumbing in basement floor for future 3 pc bathroom.

### **We will be happy to quote on the following extra features:**

- **Central-vac rough-in**
- **Basement development**
- **Propane fireplace.**
- **Hardwood flooring.**
- **Hook-up for dishwasher.**
- **Other options at purchasers request.**

Subject to change without notice



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