



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 Atlantic Home 7 Year Warranty.
- Twelve month re-visit for plaster touch-ups.
- Prices guaranteed for 14 days or while inventory lasts.

Basement:

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

Walls and Floors:

- Perimeter walls 2"x6" studs
- Interior walls 2"x4" studs
- Floor joists 2@ x 8@ or as per plan
- 5/8" T&G plywood screwed & glued on floors
- Pre-engineered roof trusses
- 1/2@ plywood on walls Combination plywood, Advan-tech sheeting, Goldedge sheeting and or T & G lumber at building choice
- R-20 Batt insulation in walls
- R-32 Attic insulation with insulated hatch
- Tyvek building wrap around exterior of house
- Super 6 polyurethane vapour barrier on inside face of all perimeter walls and roof, sealed at all joints and penetrations
- All windows and doors sealed with spray foam
- Concrete finish floor in unfinished or open basement
- Bearing walls or steel posts on concrete footings as per plan(s)

Site-work:

- Front and rear landscaped with sods (maximum of 3000sq ft)
- Paved (Double) driveway & walkway (20x23)
- Pressure treated steps at main entrance as per plan
- Patio Deck 10 x 12 pressure treated included
- window wells to be galvanized metal (where applicable)

Exterior:

- Asphalt shingles (20 year warranty)
- Solid vinyl windows
- Pre-finished vinyl siding
- Aluminum fascia
- Weatherproof power outlet at front and rear or side
- Dryer hook-up installed for main
- Exterior water faucet



Interior:

- Colonial style trim and colonial doors
- Colonial bi-fold doors at closet
- Quality brass door hardware throughout
- Custom interior paint, four paint colours throughout (Darker colors will be extra cost)
- All doors and trim painted same color
- Clothes rods and shelves in all closets
- Choice of flooring throughout-See allowances
- Optional microwave shelf in all main floor kitchens
- Solid wood railings with colonial spindles
- Air exchanger with heat recovery in main floor
- Kitchen range hoods (lighting allowance)
- Electrical 200 amp service with circuit breaker panel for main
- Inter-connected smoke detector (lighting allowance)
- Door chimes for front entrance (lighting allowance)
- Four telephone and Cablevision outlets, pre-wired to owners choice
- Round interior drywall corners
- Rough in security

Plumbing:

- White plumbing fixtures
- One piece moulded fibreglass tub in main floor bathroom
- Double stainless steel sink with quality dual lever faucet
- Rough-in for dishwasher
- Clothes washer hook-up
- 40 gallon hot water tank

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

- Rough in for bathroom in basement
- Central-vac rough-in
- Ceramic tile on floors & bathroom walls
- Propane fireplace ,
- Hardwood floors
- Other options at purchaser's request
- If the models offered do not meet your requirements, just ask; we will be happy to custom design your new home to suit your personal lifestyle.