



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.
- Price 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"x 6" studs.
- Interior walls 2"x 4" studs.
- Floor joist 2"x 8" or as per plan.
- Wall, roof and floor sheathing to be one of, or a combination of the following: Plywood, Advan-Tech sheathing, Goldedge sheathing 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. (18 ft x 20 ft approximately)
- Pressure treated steps at main entrance as per plan.
- Pressure treated patio deck.
- Galvanized metal window wells where applicable.

Exterior

- Asphalt shingles (20 year warranty)
- Vinyl windows.
- 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.
- Kitchen and bathroom ventilation, complete with 20 minute timers.

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Interior:

- Electrical service with circuit breaker panel.
- Inter-connected smoke detector. (lighting allowance)
- Door chimes for front entrance.(lighting allowance)
- 3 telephone and 3 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:

- **Basement development**
- **Central-vac rough-in**
- **Propane fireplace.**
- **Hardwood flooring.**
- **Crown Mouldings**
- **Other options at purchasers request.**

Subject to change without notice

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