

CONSTRUCTION SPECIFICATIONS

- Constructed according to the 2005 National Building Code and the City of St. John's requirements.
- Poured concrete footings (minimum 16" width) and foundation walls (8" thick), with damp proofing and perimeter drainage system.
- Exterior above grade walls constructed with 2" x 6" studs at 16" centers.
- Interior walls constructed with 2" x 4" studs that offer 16" centers.
- Floor joists, 2" x 10" or greater with a maximum of 16" centres.
- House completed with 1/2" gypsum board.
- 7 1/16" OSB Wall sheathing, Roof & Gable 1/2" plywood. All floor 5/8" plywood Glued & Screwed.
- Pre-engineered roof trusses.
- Dwelling to be constructed on the property in a good and workmanlike manner in accordance with the blueprints, drawings, plans and/or specifications provided by the Vendor as per the agreement of purchase and sale.

EXTERIOR

- Exterior colour packages include pre-finished, maintenance-free vinyl siding and a combination of Procanna Genstone where applicable.
- All exterior colour packages are pre-selected by the builder. Purchaser to have choice of colours and materials from builders samples, unless already ordered/and or installed.
- Maintenance-free Vinyl soffit and metal fascia.
- Exterior front steel door, rear steel door and basement door (where applicable) will be a solid slab design, each with weather stripping. Exterior doors will be factory primed only. Exterior door style choice from 3 Builder samples, unless already ordered/and or installed.
- Maintenance-free vinyl windows (Low E-Argon casement or single hung as per Vendor's choice); Interior grills (front only); measurements as per builder's specs.
- Oversized thermal slider basement windows to allow more light into the basement to meet Egress.
- Exterior walls wrapped in breathable building paper.
- Front and rear landscaping include 2 trees and 2 shrubs, single paved asphalt driveway, sodding yards according to approved landscape plan; within landscaping allowance (\$6,000 including HST)
- 30 year warranty fiberglass shingles.
- Two exterior anti-frost taps.
- Fully drywalled garage interior, (Taped & Primed only)
- Garage door (where applicable) will be solid panel, insulated and sized according to builder drawings. Pre-wired only for auto opener. (Auto opener not included).
- Front steps and rear Patio deck to be pressure treated (10 ft. x 12 ft.). All pressure treated wood installed by vendor requires purchaser to apply repellent sealant to prevent wood from deteriorating as per manufacturer's instructions.

INTERIOR FEATURES

- 9' ceiling heights at the ground floor level for spacious interior living.
- Solid Oak nosing, handrails and spindles on stairways as per plan, in a choice of colours and styles from builder's standard selections.
- Pre-finished oak or maple hardwood floors in living room, dining room & hall, choice of colours from builders standard selections.
- Ceramic Floor tiles in kitchen, entry, baths (except basement bath where applicable) and laundry from builders standard selections.
- Laminate in Bedrooms & Basement Family and Bath (where applicable) choice of style and colours from builders standard selections.
- Paint grade Pine French doors in vestibule as per plan specifications.
- Colonial style passage doors, bi-fold doors to closets and trim throughout, door style choice from 3 Builder standard selections.
- Pewter colored door hardware throughout (Taymor standards).
- Closets finished with hanging bar and shelf; linen closet with shelves.
- Interior walls painted with 1 coat of primer & 2 coats of latex (Pearl) paint; choice of 4 Colors from builder's selections.
- All Window ledges on all windows, except basement and garage, ceilings painted in white.
- Rounded interior drywall corners where possible.
- 5" wide baseboards.
- 2-3/4" wide door and window casings.

KITCHEN FEATURES

- Quality custom kitchen cabinetry in birch, oak or thermofoil; in a choice of colours and styles from builder's standard selection.
- Choice of laminate countertops from builder's standard selections.
- Cabinets will have a standard size opening for Dishwasher, Microwave and Fridge.
- Double stainless steel sink with single lever faucet with veggie spray.
- Heavy duty receptacle for stove.
- Dedicated electrical outlets for fridge and microwave.
- Rough-in wiring and plumbing for dishwasher (dishwasher will be hooked up if on site before closing).

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BATHROOM FIXTURES & PLUMBING

- Quality custom vanity in birch, oak or thermofoil; in a choice of colours and styles from builder's standard selection.
- Choice of laminate countertops from builder's standard selections.
- Privacy locks on bathroom doors.
- Single-lever chrome Delta faucets .
- Pressure balanced tub and shower faucet as per builder's selections.
- One piece white fibreglass tub enclosure.
- Water saver low flush toilets.

HEATING/INSULATION FEATURES

- R-20 insulation in exterior walls; R-50 in attic.
- All windows and exterior doors sealed with spray foam or batt insulation.
- Electrical baseboard heating.
- 40 gallon water heater.
- 6 mil vapour barrier.
- Tank installation and hook-up will be the responsibility of the Purchaser.

MECHANICAL/VENTILATION FEATURES

- Heat recovery ventilation system installed and sized as per the NBC.
- Bathrooms vented to HRV.
- Automatic washer and dryer hook up.

BASEMENT FEATURES

- Unfinished basement. Interior stairwell will have partial drywall, as per Building Code.
- Rough-in plumbing in concrete floor for future 3 pc bathroom.
- Unfinished basement will have basic electrical lighting and heating.
- Minimum 3" thick concrete floor on crushed stone base with trowel finish, complete with drain.
- Basement will have a minimum of two windows.
- All exterior basement walls to be insulated.

ELECTRICAL FEATURES

- Lighting fixture package to include; 6 pot light locations in living/ kitchen area, ceiling light fixtures in bedrooms, family room, porch, hallways, wall fixture and bath as per builders pre-selected fixture package.
- Circuit breaker panel with 200 amp service for single unit. Registered 2 apartment will have 125 amp service for main unit and 100 amp service for the apartment.
- Electric Smoke detector on all levels.
- Electrical outlets in bathroom includes ground-fault interrupters.
- White Decora switches throughout.
- Rough-in for 4 telephones and 4 cable tv outlets as per plan.
- Two exterior weather proof electrical outlets with ground-fault interrupters.
- Range hood, door chimes, all smoke detectors, fixtures, bulbs, and any previous installed light fixtures by the Vendor.
- Electrical fixtures, outlets and switches will be as per Building Code requirements unless otherwise advised by the purchaser for changes or additions at an extra charge.

EXTRA INCLUDED FEATURES

- All homes registered under the 7 Year Atlantic Home Warranty Program.
- Vendor to supply Survey and Real Property Report in their possession only, upon closing.
- Purchaser to have choice of colours and materials from vendors samples, unless already ordered/and or installed

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INCLUSIVE FEATURES