



Standard Construction

- Limited Lifetime Architectural Shingles w/Underlayment
- Engineered Roof Trusses
 - 3.3 kPa snowload AB, SK, MB, ON | 3.4 kPa snowload BC
- Nominal 4/12 Fixed Roof Pitch
- 12" Residential Eaves on 4 Sides
- 6 mil Poly Vapour Barrier in Ceiling and Sidewalls
- White or Black Metal Fascia
- White or Black Soffit
- 9' Walls c/w Flat Ceiling Throughout
- 2x6 @24" o.c. Outside Walls
- 3/8" OSB Sheathing On Inside And Outside Of Ext. Walls
- Low Maintenance Vinyl Siding
- Insulation:
 - R40 ceiling
 - R22 wall
 - R48 floor
- Weatherproof exterior GFI Receptacle x2
- Frost Free Tap /w Check Valve
- Airtight Protocols (4.6 points Tier 2 SK)
- Louvered Exterior Attic Access

Floor Structure

- 14" Engineered Open Web Floor, 19.2" o.c.
- Hangered Floor On A Double LVL Rim Joist
- T&G OSB Floor Decking; Glued And Mechanically Fastened

Exterior Accents

- One Side Gable
- 8' Box Out 6" Deep
- Recessed Entry c/w Vinyl Exterior Floor As Per Drawing
- Covered Porch c/w Treated Deck Boards As Per Drawing

Windows (1.4 U-Value | 1.8 pts Tier 2 SK | PVC Jamb | LowE)

- 70x52 In Living Room; White; Sliding, w/screen
- 70x52 In Dining Area; White; Sliding, w/screen
- 46x42 In Bedrooms; White; Sliding, w/screen
- 30x36 In Kitchen; White; Sliding, w/screen

Exterior Doors

- 36" Insulated 9 Light Front Door c/w Peephole
- 32" Insulated No Light Rear Door c/w Peephole
- LED Exterior Pot Light At Each Exterior Door

Bathroom

- Tub/Shower: One Piece Fiberglass In Main Bath
- 5' One Piece Fiberglass c/w Glass Door In Ensuite
- Sink: White Oval, Drop In w/Single Lever Faucet - Black or Chrome
- Toilet: Single Flush, Lined Tank, White
- Shower Rod (Chrome) and Curtain Liner In All Bathrooms
- Towel Bar and Paper Holder - Black or Chrome
- GFI Receptacles
- Dehumidistat On Main Bath Fan
- Tub/Shower/Vanity Faucets - Black or Chrome
- Vanity Mirror:
 - Ensuite - LED Lit Black Framed
 - Main/Half Bath - Black Framed Mirror

Flooring

- Bedrooms/Family Room: Carpet
- Bathrooms & Utility Room: Linoleum
- Kitchen, Dining, L/R, Hallways, Office: Vinyl Plank

Ceiling - Walls - Mouldings

- Spantex 1/2" Gyproc Ceilings
- Ceiling Trim: 1-1/2" Battens
- Wall Finish: Vinyl On Gyproc
- Baseboards: 4"x1/2" Flatstock White - Paper Wrapped
- Window/Door Trim: 3"x5/8" Flatstock White - Paper Wrapped

Interior Finish

- Pre-finished 2-Panel White Embossed Interior Doors
- Lever Int. Door Handles - Black or Chrome
- Matching Hinges & Door Stops - Black or Chrome
- Solid Closet Shelving Throughout
- Decora Light Switches Only (Receptacles Excluded)
- U/R Door With Grill In Wall

Cabinets

- Countertops:
 - Bathrooms: High Pressure Laminated Countertops
 - Kitchen: High Pressure Laminated Countertops, exc. Island
 - Second Set Of Adjustable Shelves in Upper Cabinets
- PVC Wrap Cabinet Door w/Black or Chrome Handles
- Soft Close Drawers & Doors
- Cabinet Crown Moulding (matching cabinet colour)
- Two Rows of 3" Subway Tile Backsplash w/white grout
 - In Kitchen and All Bathrooms
- One Bank of Drawers
- Island 941 c/w Quartz Level 1 Countertop
- U37 Extended Fridge Cabinet/Opening
- 24" Pantry Cabinet In Kitchen

Utilities






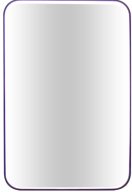
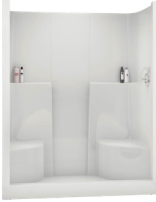





- 40 GL Electric Water Heater
- High Efficient Electric Furnace
- 200 Am Electrical Service Panel
- Electric Conduit Through Floor
- Programmable Thermostat
- Copper Wiring Throughout
- Plumbed & Wired For Future Washer/Dryer
 - stacked or side-by-side as per plan
- Shut Off Valves On All Fixtures
- Insulated Water Lines In Water Heater Cavity
- Smoke/CO Alarms w/Battery Back Up In Hallways
- Smoke Alarms In All Bedrooms

Lighting

- Baths: LED Disk Lights x1 Per Bath
- Disk Lights In Bedrooms & Utility Room | WIC if applicable
- Kitchen: Disk Light Over Sink
 - Motion Sensor Light in Walk In Pantry If Applicable
- Dining Area: 4" Pot Lights x2
- L/R: 4" Pot Lights x4
- Hallways: Disk Lights - where applicable
- LED Lit Framed Mirror In Ensuite

Kitchen

- Fridge: 18 cu. ft. Two Door - Top Freezer - Stainless Steel
- Range: 30" Electric - Smooth Top - Stainless Steel
- Range Hood: Hidden Cabinet Style w/Wood Accent
- Dishwasher: 24" Stainless Steel
- Faucet: Goose Neck w/Pull Out Spray - Black or Chrome
- Kitchen Sink:
 - Undermount Two Bowl Stainless Steel (if in island)
 - Drop In Two Bowl Stainless Steel (if not in island)

Product	Description	Product	Description
	Onward Bridwell Interior Door Hardware		Decora Light Switches
	Black or Chrome Kitchen Faucet MOEN 7475		2-Panel Interior Doors
	Black or Chrome Vanity Faucet MOEN Bodhi 4133		Black Framed LED Mirror
	Black or Chrome Tub/Shower Faucet MOEN Bodhi T2643		SS3660 (Ensuite)
	Black or Chrome Accessories Taymor Ultra		Stainless Steel Appliances - Fridge, Stove, Dishwasher
	Black or Chrome Cab. Handle		Cabinet Style Rangehood
	LED Potlights & Disk Lights		4" Flatstock Baseboards & 3" Flatstock at Windows/Doors
	Vinyl Plank in Open Area		Exterior Features: Box out, Side Gable, Coloured Soffit/Fascia