

ATTACHED GARAGE HOMES FEATURES, FIXTURES AND FINISHINGS



EXTERIOR FINISHINGS

- Front steps: Precast, with exterior metal railing (as per plan)
- Weeping tile: continuous around perimeter of basement walls and is covered with a minimum of 6" washed rock
- Damp proofing on exterior of basement foundation walls
- Driveway: the full width of the garage
- Sidewalk: poured from front step to driveway
- Walls: engineered studs or dimensional lumber at 24" on center (as per plan)
- Every lot is soil tested
- 30 year, laminated architectural shingle
- Vinyl siding, Dutch lap or traditional in standard colours

DOORS AND WINDOWS

- Green leaf icon White, triple pane, Low-E, argon filled, PVC sliding windows throughout (exceptions as per plan)
- Front elevation windows to have grills as specified by architectural controls
- Insulated fiberglass front exterior door
- Insulated fiberglass door from the garage to the house
- Garage door: 16' x 7' insulated door with 2 remote openers

HEATING AND VENTILATION

- Green leaf icon High velocity heating system
- Green leaf icon Heat recovery ventilator with touch screen
- Humidifier
- Wifi programmable thermostat
- Professional furnace and duct cleaning before possession
- White registers and cold air return grills

ELECTRICAL

- Green leaf icon Lighting package with LED lighting (as per plan)
- TV outlets in master bedroom, living room and bonus room
- Telephone outlets in living room and master bedroom
- USB outlets in kitchen
- White Decora switches and plugs
- One plug in the island

WARRANTY

- 1 year complete builder warranty
- 2 year warranty on distribution systems and building envelope materials
- 7 year warranty on building envelope
- 10 year warranty on structural

PLUMBING

- Green leaf icon High efficiency tankless hot water heater
- Drop in double bowl stainless steel sink in the kitchen as per design selection
- Kitchen faucet as per design selection
- Vanity sink, and faucets as per design selection
- White, comfort height, high efficiency toilets as per design selection
- Acrylic skirted tubs and shower bases with full height tiled shower walls (as per plan)
- Water line to the fridge
- Basement roughed in for 3 piece bathroom

INSULATION AND DRYWALL

- Green leaf icon R50 blow-in cellulose insulation in ceilings
- Green leaf icon R35 insulation in sloped or vaulted ceilings
- Green leaf icon R28 spray applied 2lb polyurethane foam under cantilevered floor areas
- Green leaf icon R20 fiberglass batt insulation in the basement walls
- Green leaf icon R35 batt or blown-in insulation for garage ceilings without living space above
- Green leaf icon R22 batt insulation in walls above grade
- Green leaf icon Insulation at stair frost walls

INTERIOR FINISHINGS

- Green leaf icon 6 piece Energy Star appliance package included in stainless steel, with white washer/dryer
- Cabinet door styles from standard design selections
- 36" high upper cabinets
- 24" deep cabinets above fridge
- Soft close drawers and cabinet doors
- Granite on the kitchen countertops
- Wire shelving throughout
- 5mm polished plate glass mirror installed to the width of the vanity and 42" high
- 1 coat primer and 2 finish coats of paint
- Full height tiled walls above acrylic skirted tubs and shower bases (as per plan)
- 75" overhead shower doors on acrylic shower base
- Tile backsplash from the countertop to the bottom of the kitchen cabinets
- Full bathrooms and second floor laundry areas have tile flooring (as per plan)
- Laminate flooring in the entire main floor (as per plan)
- Carpet with lifetime stain and soil protection. 8 lb underlay throughout, 10lb on stairs
- Personalized design consultation to select interior finishes at our Design Studio (for pre-sales only)
- Double sinks as per plan
- MDF baseboards in traditional or contemporary selections
- 9' ceiling height on main floor (some exceptions may apply)
- 8'4" foundation walls in basement



it's what's inside

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* AS PER PLAN | March 1, 2018 | attached garage