

# Specifications



## Exterior

- Purchaser Choice of Exterior Colour Scheme
- Brick and Vinyl Exterior Walls
- Aluminum soffits and fascia
- Seamless 5" Aluminum Eavestrough
- Insul-glazed Low E Vinyl Windows
- 25 Year Laminated Designer Shingles
- Insulated Metal Doors with Deadbolts
- Vinyl Clad Door Frames
- Prefinished Overhead Garage Doors
- Professionally Caulked Exterior Openings
- Water and Electrical Outlets
- Pressure-treated Wood Decks with maintenance free spindles
- Sodded Lot
- Precast Concrete Slab Front Sidewalk
- Gravel Driveway

## Structural

- Concrete foundations (damp-proofed)
- Kiln-dried Lumber Framing
- Fir Plywood Subfloors (glued to joists)
- Engineered Roof Trusses
- Waferboard Roof Sheathing
- Complete Air Barrier Wrap
- R50(attic) R22(walls) and R12(below grade) insulation levels

## Mechanical

- High Efficiency Gas Furnace (2-speed fans)
- Programmable Thermostats
- Central Air Conditioning
- Heat Recovery Ventilators
- 100 amp electrical service
- By-pass Lines for Water Softener
- Dishwasher, washer and Dryer Hookups
- Gas Water Heaters (rental)

## Interior

- Professional Interior Decorator assistance with Purchaser Choice of all interior selections
- Oak cabinetry c/w pots and pans drawers, laminate countertops
- Ceramic Tile Flooring in entry and baths
- Strip Laminate flooring in common areas and kitchens
- Carpet in bedrooms (several style choices)
- Carpet in lower level common areas and laminate flooring in lower level kitchens (where applicable)
- One-piece Acrylic Tubs and Showers with no-scald valves
- Ultra-low flush toilets with insulated tanks
- Single lever chrome washerless faucets with matching bath accessories
- Framed mirrors at all vanities
- Colonial doors and trim
- Wood railings with iron spindles
- Decora-style electrical switches
- Choice of lighting fixtures from builder samples
- Space-Age wire shelving at all closets
- Choice of door hardware
- Rounded drywall corners
- Textured (knock-down) drywall ceilings
- Complete Phone pre-Wiring (2 locations)
- Cable or Satellite TV Wiring (2 locations)

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