



Phase 2 - Specifications

Permits & Chargeable Fees

- Building permit
- Plumbing permit
- Electrical permit
- Engineer sub grade inspection
- Water permit

Excavation

- Heavy equipment rentals for basement excavation
- Excavate to engineered footing level

Municipal Services

- Connection to municipal storm and sanitary services
- Connection to municipal water distribution system(c/w water meter)

Foundation & Concrete work

- Poured concrete footing as per plan
- Poured concrete foundation walls as per plan
- Foundation tarred below grade for damp proofing c/w membrane system & above grade finished with masonry parging
- Clear stone in basement with 3" trowelled concrete floor
- 4" Concrete garage floor with fiberglass c/w "broom finish" placed on imported clear stone
- 4" Drain tile c/w sock around perimeter footing with clear stone coverage
- Poured concrete footings with concrete sono tubes for deck & porch supports as per plan

Windows and Exterior Doors

- High quality low E argon thermal pane vinyl patio door open left or right as per plan
- High quality low E argon thermal pane vinyl casement windows
- Steel primed insulated exterior doors as per plan

Framing

- Steel supporting beams with adjustable steel posts
- 2" X 6" sill plates
- Specified or engineered floor joist system
- 23/32" Tongue & Groove OSB sheathing, glued & screwed on floor joists
- 2" X 6" on 16" centres with 7/16" OSB sheathing with R5 continuous insulation on exterior walls
- 2" X 4" on 16" centres for interior walls
- Load bearing & mechanical interior walls (as needed)
- 2" X 4" on 16" centres for basement perimeter walls
- Headers above all windows & doors as specified
- Engineered & manufactured roof trusses with 7/16" OSB sheathing
- Custom built stairs for each site
- Garage landing & stairs with railings as required
- Insulated attic access doors with weather stripping as required
- Building wrap on complete exterior of house
- All framing materials are kiln-dried

Heating/Cooling and Ventilation

- Custom duct work sized for home, all ducts sealed
- Dryer venting to exterior
- Bathroom fans vented to exterior
- Range hood vented to exterior
- 96% AFVE Energy Star furnace rental
- 75% Efficient HRV rental

Plumbing

- Quality acrylic, one piece showers and tubs
- 4.8 Litre low flush toilet with lined insulated tank
- Double stainless steel kitchen sink with single handle faucet c/w side spray
- Single handle faucets with lifetime warranty
- Pressure balance, scald guard faucets on all showers/tubs
- Two frost free exterior faucets with interior shut-offs
- ABS drain & vent piping
- Radon rough-in in basement
- Electric hot water tank rental
- Drainwater heat recovery system

Electrical

- 100 Amp underground service with required circuits
- White decora switches
- Decora white plugs as per electrical code
- Park View Homes standard light fixture package
- Exterior, kitchen & bathroom GFI protected outlets
- Smoke / carbon monoxide detectors on all levels/bedrooms as per code
- Central vac, cable/CAT6 & phone rough-in as required

Roofing

- 40 Year architectural style shingles
- Coloured roof vents to match shingles
- Flashing as required
- Ice and water shield on all valleys and 36" on bottom edge of roof

Insulation

- R10 continuous insulation capped with R22 batt insulation in basement exterior walls
- R-22 in exterior walls above grade with R5 continuous insulation on exterior walls
- R-60 blown fiberglass in attics
- Closed cell spray foam in all joist cavities
- R10 continuous insulation underneath basement slab
- 6 ml vapour barrier throughout

Drywall

- 1 / 2" Drywall in all living areas
- All drywall taped with three coats of joint compound, sanded & ready for paint
- Knock down ceilings throughout, smooth in bathrooms
- 5/8" Fire rated drywall on all party walls

Painting

- 1 wall colour, 1 trim (white); All paint is latex type
- One coat of primer sealer & 2 finish coats as required on all walls, ceilings, interior doors & trim

Cabinetry

- Kitchen and vanities packages available to choose from with upgrades available

Flooring

- Laminate with underpad throughout main living area including kitchen, living room and dining room
- Ceramic tile in all bathrooms, front foyer and laundry area
- Carpet in bedrooms and rec room with mould resistant under pad

Exterior Finishes

- Colonial vinyl siding as per plan
- Aluminum soffit & fascia from builder's color packages
- Garage door frames wrapped with aluminum to match soffit and fascia
- Clay or concrete brick as per plan
- Pressure treated deck with required pressure treated railing/stairs
- Front entry has concrete landing

Landscaping & Grading

- Construction of driveway with granular A gravel
- Asphalt driveway
- Patio stone walkway
- Front yard topsoil and sod
- Rear and side yards topsoil and seed

Interior Trim

- ½ "X3" flat window & door trim
- ½ "X4" baseboards
- Interior doors & closet bi-folds with hardware
- Rods and shelf in all closets
- Railings as per plan
- Exterior hardware with manufacturer's lifetime warranty on finish
- All exterior doors have dead bolts, keyed to one key
- All trim is paint grade MDF, cambridge doors are paint grade with wood grain finish
- ½"X ¾" shoe mould trim on all laminate, ceramic floors
- Hand rails on basement stairs
- Automatic door closer on main door between garage & house

Appliances

- 4 stainless steel kitchen appliances including stove, fridge, dishwasher and microwave range hood, supplied and installed
- Washer and dryer, supplied and installed