

# STARLIGHT HILL ESTATES



Specifications for Starlight Hill Estates include the following:

## Permits & Chargeable Fees

- Building permit
- Development fees
- 911 Road sign
- Plumbing permit
- Electrical Permit
- Engineer sub grade inspection

## Foundation & Concrete work

- Poured concrete footing as per plan
- Poured concrete foundation walls or 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 with compacted sand below
- 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 & 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

## Drywall

- 1 / 2" Drywall in all living areas
- All drywall taped with three coats of joint compound, sanded & ready for paint
- Knock down stipple ceilings throughout except for wet areas
- Water resistant drywall around all tubs

## Flooring

- All flooring is priced as an allowance, and purchased through Park View Homes

## Plumbing

- Quality acrylic, one piece showers and tubs
- 6 Litre low flush toilet with lined insulated tank
- Double stainless steel kitchen sink with single handle faucet
- 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
- Electric hot water heater

## Heating

- Custom duct work sized for home
- Dryer venting to exterior
- Bathroom fans vented to exterior
- Range hood vented to exterior
- Propane forced air high efficiency furnace
- Simplified heat recovery ventilator system(air exchanger)

## Framing

- Steel supporting beams with adjustable tele posts
- 2" X 4" sill plates
- Specified or engineered floor joist system
- 5/8" Tongue & Groove OSB sheathing, glued & screwed on floor joists
- 2" X 6" on 16" centres with 7/16" OSB sheathing on exterior walls
- 2" X 4" on 16" centres for interior walls
- Load bearing & mechanical interior walls
- 2" X 4" on 24" centres for basement perimeter walls
- Headers above all windows & doors as specified
- Engineered & manufactured roof trusses with 7/16" OSB sheathing
- 2" X 6" fascia boards throughout
- Custom built stairs for each site
- Garage landing & stairs with railings as required
- Insulated attic access doors with weather stripping as required
- Typar house wrap on complete exterior of house
- All framing materials are kiln dried

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Specifications for Starlight Hill Estates include the following:

## Excavation

- Heavy equipment rentals for basement excavation
- Excavate to elevations shown on plan or engineered footing level

## Municipal Services

- Well as per Ministry of Environment specifications
- Sewage treatment systems to meet Ontario Building Code & subdivision covenants/agreements

## Exterior Finishes

- Siding chosen from builder's color samples
- Vinyl shakes available, chosen from builder's color samples if desired
- Aluminum soffit & fascia from builder's colour samples
- Garage door frames wrapped with aluminum to match soffit and fascia
- Clay or concrete brick on front of home or as per plan
- Pressure treated decks with required pressure treated railing

## Roofing

- 40 Year architectural style shingles – choice of colour
- Coloured roof vents to match shingles
- Flashing as required
- Ice and water shield on all valleys

## Insulation

- Spray foam continuous installation capped with Roxul in basement exterior walls
- R-22 in exterior walls
- R-50 blown fiberglass in attics
- Closed cell spray foam in all joist cavities
- 6 ml vapour barrier throughout

## Painting

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

## Electrical

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

## Cabinetry

- All cabinetry is priced as an allowance, and purchased through Park View Homes

## Landscaping & Grading

- Construction of driveway with granular A gravel
- Granular A gravel placed for front entry walk
- Final grading "ready for top soil"

## Interior Trim

- 1/2 "X3" colonial window & door trim
- 1/2 "X4" colonial baseboards
- Colonial interior doors & closet bi-folds with hardware
- Rods 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, colonial doors are paint grade with wood grain finish
- 1/2"X 3/4" shoe mould trim on all hardwood, ceramic & vinyl floors
- Hand rails on basement stairs
- Automatic door closer on main door between garage & house