

SPECIFICATIONS – 2026

Effective: Jan 1, 2026

KITCHEN

- cabinet options include Coventry (Thermofoil) choice of solid colors or woodgrain colors, or Templeton (Natural Maple)
- upper and lower flat mouldings on kitchen cabinet
- 36"x 70" refrigerator space
- microwave shelf with electrical outlet
- double stainless steel sink
- Moen Align pull down single lever faucet
- exterior vented range hood (black, white, or stainless steel)
- walk-in pantry with painted white solid pantry door (as per plan)
- 3 cm quartz kitchen countertop (selection from builder series)
- rough in water line for future dishwasher
- rough in for future fridge waterline

BATHROOMS

- vanities same as kitchen
- medicine cabinets at main and ensuite baths to match vanities
- 2 cm quartz vanity tops (selection from 4 builder series colors, all bathrooms to have the same selection)
- vanity mirrors
- Moen Genta LX faucet collection in chrome
- temperature balance control on all showers
- bathroom G.F.C.I. outlets
- 1.2 gallon toilet tanks
- white bathroom fixtures
- one piece shower stall with clear glass door – as per plan
- one piece tub in main bath and ensuite as per plan
- chrome bath hardware

LAUNDRY AREA

- standard drain and taps for washer – location as per plan
- exterior dryer vent, dryer outlet – location as per plan

FLOOR COVERINGS

- high-performance polyester carpet with stain protection in a wide variety of color choices, 7 lb high density 3/8" chip foam underpad on stairs, second floor, and all bedrooms
- quality sheet vinyl flooring in bathrooms, laundry, and garage entry area
- waterproof laminate flooring throughout main floor (excluding areas identified above)

INTERIOR FINISHING

- 3" MDF casing and 4" MDF baseboards, painted white
- oak railings or stubwall caps with choice of 6 stains (as per plan)
- white painted 2 panel square smooth interior doors with full jambs
- all closet doors 2 panel smooth bifolds c/w ½ jambs. Walk-in closets have full jambs
- satin nickel lever door handles
- privacy lock to primary bedroom and all bathrooms
- Weiser 1" deadbolt for security
- interior walls painted with premium primer coat and two finish coats of low VOC paint in choice of 5 builder colors
- flat painted ceilings
- wire shelving in closets
- electric fireplace No. 9 as standard (no cantilever included)

BASEMENT

- 8" steel reinforced concrete foundation wall
- 4" concrete floor over 6" granular fill/stone, 6 mil CGSB & vent pipe for future radon gas mitigation
- concrete floor radon sealed to foundation walls
- sump pit with submersible pump, located as per building code
- sewer back up valve(s)
- 2" x 4" framing – from joists to basement floor 24" o.c. with R22 insulation
- basement staircase painted grey
- engineered concrete piled foundation
- foundation drainage wrap membrane

EXTERIOR

- combination of stucco/brick/siding according to elevation
- stucco as per Builder standard - optional custom colours are available (colour shading may vary on application)
- insulated fibreglass front door and house to garage door
- pre-finished maintenance free aluminium soffit, fascia, eavestroughs and downspouts in a wide selection of colors
- swing up downspout extensions
- poured concrete sidewalk from front step to driveway with piles
- steel reinforced concrete approach and driveway
- 1 or 2 layers of paper as per plan based on exterior cladding materials
- lots to be rough graded prior to final grade as weather permits according to grades set by Municipality
- painted front door
- deck ledger board

WINDOWS

- casement, awning, and picture windows are triple, low-e argon windows (excluding basement and doors)
- front windows complete with sealed white grilles
- 40" x 22" PVC dual pane argon filled basement window(s) as per plan
- 56" x 22" full vent dual argon filled PVC window in basement for loading access as per plan
- extended manufacturers warranty on windows and doors

GARAGE

- garage door opener with 2 remotes and keyless entry pad
- centre steel reinforced beam
- 25 MPA high strength concrete grade beam piles
- 4" thick steel reinforced concrete garage floor
- PVC dual pane window
- pre-finished insulated metal overhead garage door
- common wall has R20 insulation
- fixed temperature heat sensor in all attached garages
- minimum 45 minute garage/house fire separation

ROOF

- engineered roof trusses, 24" o.c.
- 7/16" OSB sheathing
- limited lifetime warrantied laminated fibreglass shingles in a wide selection of colours

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FRAMING

- 7/16" OSB sheeting
- 2" x 4" lumber 24" o.c. garage walls
- 2" x 6" lumber 24" o.c. exterior walls where possible (does not include garage walls)
- 2" x 4" lumber interior walls 24" o.c.
- 2" x 6" lumber for mechanical walls where possible

FLOORS

- 3/4" tongue and groove OSB subfloor glued & screwed down
- 3/8" high density board under vinyl flooring, glued and screwed down
- engineered floor joist system

DRYWALL & INSULATION

- 1/2" sag resistant drywall on ceiling, 1/2" drywall on walls fastened by screws
- R22 fiberglass insulation with 6 mil poly on exterior walls
- R50 insulation in ceilings
- top and bottom plates caulked to minimize heat loss and air infiltration
- R22 basement wall insulation to floor and sealed with poly
- electrical pans to minimize draft at electrical outlets on exterior walls
- high heel trusses to allow maximum insulation

ELECTRICAL, PLUMBING & MECHANICAL

- 200 amp. 60 circuit capacity electical panel
- all general use plugs have arc fault protection
- safety ground fault outlet in all bathrooms
- 2 exterior weatherproof G.F.I. plugs on separated circuits
- three way basement light switch
- 1 cable and 1 ethernet rough in inlcuded in great room with standard fireplace, alarm panel rough in at garage door entrance
- pre-selected builder lighting package with LED bulbs
- 4 - 6" LED disc lights in kitchen with dimmer switch
- 4 - 6" LED disc lights in great room with dimmer switch
- decora plugs and switches throughout home
- switched plug in great room or family room
- rough in plumbing for 3 pce. bath in basement as per plan
- smoke detectors direct wired on every level and bedroom
- carbon monoxide detector installed outside all sleeping areas
- 60 U.S. gallon electric hot water tank
- copper wiring throughout
- 2 conveniently located lawn services
- water meter to be located max. 1,000 mm from front wall and cannot be under staircase or in a confined area as per Municipal bylaw
- T-6 Smart Honeywell thermostat
- PEX waterlines are 1/2" with 3/4" main lines
- variable 2 stage, 96% efficient gas furnace with ECM motor
- 20 year warranty on furnace heat exchanger and 5 year warranty on parts (terms & conditions apply)
- HRV system (heat recovery ventilator)
- Merv 13 F200 HVAC filter
- switched exterior plug for decorative lighting
- 1 additional outlet in basement utility room
- water shut off valve at all sinks

MISCELLANEOUS

- built, 3rd party tested, and verified to be 15% or more energy efficient than the national reference house
- official EnerGuide label and report provided
- power vac all ducts prior to possession
- window well requirements will be verified after grading is completed
- location of all underground electrical, water, and gas meter entries to be determined by Manitoba Hydro, Centra Gas, and Municipality
- zoning memorandum and building location certificate suitable for financing purposes
- PVC security gates on patio or garden doors (when required)

GENERAL INFORMATION

All homes built have a 1-2-5-10 Year New Home Warranty Program which includes: one year comprehensive coverage on defects in materials, labour, and design. Two years for defects in plumbing, heating, and electrical distribution systems. Five years for defects in the building envelope; roof, exterior walls, windows, and doors. Ten years for structural defects. Concrete floors, sidewalks, driveways, and approaches are affected by soil conditions, settlement, salt, and frost therefore no warranty is provided against concrete settling, heaving, cracking, surface scaling, or aggregate popping. Landscaping, if included, is the responsibility of the homeowner and no warranties are supplied through the Builder.

Although most work will be complete before possession, weather may limit completing the exterior home finish such as stucco, painting, sidewalks, grading, etc., which will be done as weather and work schedules permit.

Due to continuous research, plans and product availability, specifications, materials and elevations are subject to change at the Builder's discretion. The Builder reserves the right to make substitutions of similar quality and value provided they meet the requirements of the Manitoba Building Code.

Material brand names may vary by supplier. Brochure room dimensions are approximate size and may vary. Exterior renderings are artist's concepts only. To assist you in visualizing a home setting special decor, drapery, painting, lighting, displays, fixtures, mirrors, furnishings, accessories, appliances, driveways, walks and landscaping may have been used. These are meant for display purposes only. Any changes or upgrades to the specifications must be approved by the Builder.

This specification sheet forms part of the Offer to Purchase

RE: _____
Property

Dated this _____ day of _____

Purchasers Name

Witness Purchasers Name

Witness Purchasers Name