

KITCHEN

- cabinet options include Soho (Thermofoil) with choice of solid colors, Contempra (Melamine) choice of solid colors, woodgrain colors, or textured (Melamine) horizontal woodgrain colors all with upper flat mouldings
- white 2 panel square painted pantry door
- 36" x 70" refrigerator space
- moulded laminate countertops in a wide range of colours
- bank of drawers (as per plan)
- double stainless steel sink
- Moen Genta LX pull down single lever faucet
- exterior vented hood fan in white, black, or stainless steel
- rough in for future dishwasher
- rough in for future fridge waterline

BATHROOM

- cultured marble vanity top with wave basin as per plan
- vanities same as kitchen
- mirror full width of vanity
- Moen Rizon faucet bathroom collection in chrome
- temperature balance control on all showers
- white bathroom fixtures
- one piece tubs
- chrome finished accessories

INTERIOR FINISHING

- white painted 2 panel square, smooth interior doors
- bi-fold interior closet doors with ½ jambs. Walk-in closets have full jambs
- satin chrome hardware
- walls & ceiling painted with premium primer coat plus two finish coats of low VOC paint in choice of 5 paint colors
- stub walls are capped in oak with choice of 6 stains
- high quality polyester carpeting with stain protection in a wide choice of colours with 7lb. high density ¾" chip foam underpad
- 3" flat white MDF painted baseboards and casing
- low maintenance vinyl flooring in kitchen, foyer, laundry room, mudrooms, and bathrooms as per plan
- wire shelving in closets and pantry
- basement stairs painted gray
- flat painted ceilings
- decora plugs and switches throughout home
- privacy lock at primary bedroom and all bathrooms
- satin nickel lever interior door handles

PLUMBING, ELECTRICAL, & MECHANICAL

- 1 ethernet/cable rough in included in great room, alarm panel rough in located in rear or garage entrance as per plan
- variable 2 stage 96% efficient gas furnace with ECM motor
- 20 year warranty on furnace heat exchanger and 5 year warranty on parts (terms and conditions may apply)
- HRV system (heat recovery ventilator)
- programmable thermostat
- pre-selected builder lighting package with LED bulbs (where applicable)
- 3 or 4 LED 6" kitchen disc lights (as per plan) with dimmer switch
- 4 LED 6" disc lights in great room with dimmer switch
- light included in all kitchen walk-in pantries
- copper wiring throughout
- 200 amp electrical service with 60 circuit capacity panel
- all general use plugs have arc fault protection
- smoke detectors direct wired on every level and bedroom
- carbon monoxide detector installed outside all sleeping areas
- switched exterior plug for decorative lighting
- 2 exterior weatherproof ground fault plugs on separate circuits
- fixed temperature heat sensor in attached garage
- rough in plumbing for 3 pcs. bath in basement as per plan
- PEX ½" water lines with ¾" main lines
- 60 U.S. gallon electric hot water tank
- dryer plug, exterior dryer vent, washer drain, and washer taps located as per plan
- 2 conveniently located lawn services
- water meter will be located max. 1,000 mm from front wall and cannot be under staircase or in a confined area as per Municipal bylaw
- sewer back up valve(s)
- water shut off valve at all sinks
- sump pit with submersible pump, located as per building code
- 1 additional outlet in basement utility room
- safety ground fault outlets in all bathrooms
- three-way basement light switch

DRYWALL AND INSULATION

- ½" sag resistant drywall on ceilings, ½" drywall on walls secured with screws
- top and bottom plates caulked to prevent air infiltration
- R22 fibreglass insulation with 6 mil poly on exterior walls
- R50 insulation in ceilings
- poly pans around exterior wall outlets to prevent air infiltration
- R22 basement wall insulation to floor and sealed with poly
- high heel trusses to allow maximum insulation
- minimum 45 minute house/garage fire separation

EXTERIOR

- pre-finished maintenance free soffit, fascia, eavestroughs, and downspouts in a wide selection of colours
- swing up downspout extensions
- stucco, brick, siding or some combination thereof
- “natural” stucco is standard, optional colours are available (variations from colour chart may occur due to application process)
- stucco finish as per builder standard
- limited lifetime warrantied laminated fibreglass shingles in a wide selection of colours
- poured concrete sidewalk from front step to driveway with piles
- steel reinforced concrete approach and driveway (as per plan)
- 1 or 2 layers of paper as per plan based on exterior cladding materials
- painted front door
- deck ledger board

STRUCTURAL

- 8" steel reinforced concrete foundation walls are damp proofed
- engineer designed 2" x 8", 2" x 10", or pre-fabricated engineered floor joist systems as per plans
- ¾" OSB subfloor screwed and glued to joists
- 2" x 6" exterior walls, 24" o.c. where possible (does not include garage)
- engineer designed roof systems sheeted in 7/16" OSB
- garage and entire house sheeted in 7/16" OSB
- 2" x 4" garage walls, 24" o.c.
- 2" x 4" interior walls, 24" o.c.
- 2" x 6" mechanical walls where possible
- 4" steel reinforced garage floors where applicable c/w centre steel reinforced beam
- engineered concrete piled foundation
- 4" concrete floor over 6" granular fill/stone, 6 mil CGSB, poly, & vent pipe for future radon gas mitigation
- concrete floor radon sealed to foundation walls

DOORS AND WINDOWS

- PVC triple glazed, hermetically sealed full vent casement, slider and picture windows, or dual low E argon filled (grilles are optional)
- extended manufacturers warranty on windows and doors
- insulated fibreglass front door and house to garage door, metal insulated garden door(s), or patio door(s) as per plan
- pre-finished insulated metal overhead garage door
- one egress basement window for loading access, location as per plan
- additional hopper basement window as per plan
- basement windows are dual argon filled PVC
- garage door opener with 2 remotes and keyless entry pad

MISCELLANEOUS

- power vac all ducts prior to possession
- window well requirements to 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
- lots to be rough graded prior to final grade as weather permits and according to grades set by 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 by 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 and may vary. Renderings are concepts only to assist you in visualizing a home setting. 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. 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