



BASEMENT

- 8" steel reinforced concrete foundation walls with damp-proof sealer as per engineer approved drawings
- 4" concrete floor over 6" buckshot gravel base protected with gas barrier & vent pipe for future radon gas mitigation
- Concrete floor to wall sealed with caulking
- Basement staircase includes open riser, finished in grey paint

FRAMING FEATURES

- | | |
|----------------|--|
| Floors | <ul style="list-style-type: none"> • ¾" OSB Tongue & Groove subfloor screwed and glued down • engineered floor joist system • ¾" High density board under vinyl flooring glued & fastened down |
| Exterior Walls | <ul style="list-style-type: none"> • 2" x 6" lumber 16" O.C. • ¾" aspenite |
| Interior Walls | <ul style="list-style-type: none"> • 2" x 4" lumber 16" O.C. • 2" x 6" lumber for load bearing or plumbing walls • Sealed top and bottom plate to minimize heat loss |
| Roof | <ul style="list-style-type: none"> • Engineered roof trusses, 24" O.C. • ¾" OSB Aspenite Sheathing with H clips • Limited lifetime (40 year pro-rated) laminated fibreglass shingles in a wide selection of colours |
| Stairs | <ul style="list-style-type: none"> • Main staircase includes closed riser with coordinated finishing material |

EXTERIOR FINISH

- | | |
|-----------------|--|
| Front | <ul style="list-style-type: none"> • Combination of stucco/brick/siding according to elevation with your choice of standard colours |
| Balance of Home | <ul style="list-style-type: none"> • Stucco – one light colour in a dash finish. Additional charge for custom colour |
| Soffit/Fascia | <ul style="list-style-type: none"> • Pre-finished aluminium soffit, eavestroughs, fascia, and downspouts in a choice of Builder colours • Swing up downspout extensions • 20 year manufacturers warranty against peeling and flaking |
| Windows | <ul style="list-style-type: none"> • Triple glazed PVC windows with PVC liner, or dual low E argon due to window configuration • Front windows complete with white grilles • Dual low E argon PVC window in basement • Basement windows 55" x 22" full vent for loading access (as per plan) • PVC dual pane garage window, matching front grilles if applicable • 20 years Manufacturers warranty on seal failure |

DOORS

- Insulated fibreglass front door and house to garage door
- Weiser door handle with deadbolt front locks

ELECTRICAL

- 125 amp 48 circuit capacity panel installed
- 2 exterior weatherproof ground fault plugs on separate circuits
- 2 telephone jacks prewired – rough in only (master & kitchen, dens as per plan)
- 2 cable prewired – rough in only (master, family room)
- Central vac outlets roughed in
- Early warning smoke detectors direct wired on all levels & every bedroom
- Carbon monoxide detector installed outside all sleeping areas
- 220 volt stove & dryer plug

- Garage door opener plug
- Bathroom G.F.I. outlets
- "Soft Touch" decor light switches located at "Child's Height"
- Electronic set back thermostat
- Pre-wire for alarm system for exterior doors and motion sensor
- Roughed in switch for future fireplace fan
- Range hood vented to exterior

LIGHTING

- Pre-selected Builder lighting package
- Christmas light plug on separate switch
- Kitchen sink valence light and telephone desk light on separate switch if applicable
- Dining room light on dimmer switch
- Laundry room & walk-in closet have 4' fluorescent
- Potlights in kitchen as per plan (track light if vaulted ceiling)

HEATING SYSTEM

- 94% efficient furnace
- 20 year warranty on heat exchange on furnace
- 5 year computer board, warranty and parts for furnace
- HRV (heat recovery ventilation system)
- Galvanized heating ducts
- Dryer vent to outside

INTERIOR FINISHING

- 2 ¼" painted casings finished in white or antique white and 4" MDF baseboards
- Oak railings
- Oak or painted spindles in choice from Builders samples (one colour only)
- Spindle styles include fluted, square fluted, or colonial (choice of one style per home)
- All interior doors on main and 2nd level are 2 panel smooth painted white or antique white with full jambs (including closets)
- Optional lower level development will have 2 panel smooth bifolds c/w ½ jambs
- "Superslide" wire shelving & rods in all closets
- Full vanity mirror
- Wire shelving in pantry and all closets
- Interior doors are oak or colonist style
- Gas fireplace c/w electronic ignition as per plan – Wood burning available on a pre-sale basis

CABINETS

- Cambridge oak, Manchester or Traditional maple with choice of stain for kitchen cabinets
- Molded arborite counter top with post-formed backsplash
- Medicine cabinets to match vanities (except powder rooms)
- Microwave shelf with electrical outlet
- Vanities in bathrooms same as kitchen with arborite banjo tops and china basins
- Kitchen sink and desk valence lighting as per plan
- Lifetime warranty on hardware
- Upper and lower moldings on kitchen cabinet uppers to match cabinet (unless specified)
- Island (as per plan)
- Built in pantry with glass door (as per plan)
- 36" refrigerator space

HARDWARE

- Satin chrome style passage sets
- Chrome bath hardware
- Privacy locks in baths and master bedroom

INTERIOR/EXTERIOR & CEILING FINISHES

- R20 fibreglass insulation on exterior walls
- ½" drywall floor to ceiling screwed
- All interior walls painted with premium coat of washable low VOC latex in antique white
- R50 insulation in ceilings
- 6 mil grade CGSB poly on ceilings and exterior walls
- Caulking applied to top and bottom plates
- ½" drywall on ceiling (SR board)
- White painted ceilings throughout

BASEMENT WALLS

- R20 insulated full wall
- 2" x 4" exterior studding 24" O.C.
- 6 mil CGSB poly air vapour barrier

PLUMBING

- Kitchen has double stainless steel sink with single lever tap and pull out vegetable sprayer
- Bathrooms equipped with chrome two handle faucet
- Bathrooms include one piece acrylic tub
- Acrylic shower base with 10" x 13" white tile and clear glass door, as per plan
- Soaker tub, as per plan
- Showers with glass doors as per plan
- Showers with temperature control valves
- 60 imperial gallon electric hot water tank
- (5 year Manufacturers Warranty) against leakage
- Aqua PEX ½" water lines with ¾" main lines
- Lined tanks on all toilets
- 2 exterior lawn services (one in garage and one on rear side of home)
- 3 piece plumbing roughed in the lower level – locations as per plan
- Submersible sump pump installed under floor slab near exterior wall, for quiet operation
- Sewer backup water valve
- Standard pipe drain and tap for washer – location as per plan
- Builder model dishwasher (black or white)

CARPET/ VINYL

- 100% BCF clear touch PET polyester carpet with stain protection on 7 lb. foam underlay
- 15 year manufacturer's limited wear warranty on carpet
- Quality no-wax vinyl flooring in a selection of patterns

EXTERIOR

- Concrete approach and steel reinforced driveway
- Pre-cast or poured in place or pre-cast concrete front entry step (as per plan)
- Poured concrete sidewalk from front step to driveway with pile
- Landscaping, if included, is the responsibility of the homeowner and no warranties are supplied by the Builder.

GARAGE

- Grade beam, high strength concrete on piles as per engineer approved drawing
- Floor is a minimum of 4" thick, gravel/sand base, levelled to foundation, steel reinforced 24" O.C.
- Regular fixed window, (as per plan)
- Insulated steel sections/overhead door with internal slide lock
- Common wall has R20 insulation
- Electrical outlet included for future garage door opener
- Fixed temperature heat sensor in all attached garages
- Minimum 45 minute garage/house separation

MISCELLANEOUS

- Power vac all ducts prior to possession
- Window well (if required) will be determined after grading is completed
- Homes to be plotted on lot as per developers plan or as per floor plan unless otherwise specified
- Lots to be rough graded as weather permits according to grades set by the City of Winnipeg
- Location of all underground electrical, water and gas meters to be determined by Manitoba Hydro, City of Winnipeg and Centra Gas

Material brand names may vary by supplier.

GENERAL INFORMATION

All homes built have a 1-2-7 New Home Warranty Program which included a; one year comprehensive on defects in materials, labour and design, two years for defects in major systems, water penetration, exterior cladding, material damage due to building code violations and defects in material, seven years on structural defects. Concrete floors, driveways and sidewalks are affected by soil conditions, settlement, salt and frost, therefore, no guarantee can be given by the Builder.

Although most work will be completed before possession, there may be weather limitations among which is 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, specifications, materials and elevations are subject to change at the Builders 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's 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

(Specs 06/2015)