

FLOOR SYSTEM

- 3/4" T&G plywood sheathing; glued and screwed
- Engineered I Joist; 24" OC, KIT/DR/NOOK 16" OC
- Triple 2X10 side rails
- R28 fiberglass insulation
- 3/8" under floor sheathing; glued and stapled
- Crawlspace access (foundations only)

WALL SYSTEM

- Vinyl siding over house wrap
- 3/8" sheathing; glued and stapled
- 2X6 exterior; 16" OC
- 2X4 interior; 16" OC
- R20 fiberglass insulation
- 6 mil vapor barrier
- 1/2" gypsum; rounded corners, screwed and taped w/ beam finish at marriage line

ROOF SYSTEM

- 8'-0" ceiling height
- 4/12 roof pitch with attic access
- 30 year fiberglass shingles
- 15/32" sheathing; stapled
- Engineered trusses
- R44 fiberglass insulation
- 6 mil vapor barrier
- 1/2" ceiling density gypsum; screwed, taped and textured w/ beam finish at marriage line
- 16" continuous vented eaves with pre-finished soffit and fascia

DOORS

- Insulated steel clad exterior doors with horizontal 4-light glass insert in front and venting windows in rear with satin chrome lever set and security deadbolt
- Double glazed thermally broken vinyl patio door with screens and security lock (See floor plan)
- Clermont interior wood doors, jambs and casing
- Weiser satin chrome lever passage and privacy sets
- Clermont bi-fold closet doors – Mirror bi-pass at Entry

WINDOWS

- Double glazed, (Low 'E' with argon gas) vinyl frames / wood liners with screens, security locks and casing
- Double glazed thermally broken skylight at Bath and Ensuite

INTERIOR FINISH

- Carpet with underlay LR, DR, FR /Den, Bedrooms and Hall with baseboard
- Vinyl flooring Kitchen, Nook, Bath, Ensuite and Utility with baseboard
- Choice of 4 1/8" flat or profiled baseboard

- Ranger board finish on marriage walls & ceilings
- Pre-finished double wire shelving at closets
- Imperial oak or white therma-foil Kitchen cabinets, with crown molding, lazy susan(s), pot/pan drawer and 2 roll out shelves
- Imperial oak or white therma-foil Bath and Ensuite vanities
- 36" Fridge opening
- Countertops with rolled edge and tile backsplash
- Full width vanity mirror in Bath
- Recessed medicine cabinet in Ensuite
- Chrome finished towel rings, paper holders and shower curtain rod

ELECTRICAL

- 100 AMP electric service (U/G) with circuit breakers
- Copper wire throughout
- Door chimes at main and rear entry
- Exterior lights at main, rear entry and patio doors
- 4 Phone/TV wall boxes and conduit
- Wired for washer, dryer, range, dishwasher and refrigerator
- Exterior electrical outlet at main and patio doors
- Christmas light plug at front overhang with switch
- Ground fault safety circuits at Bath and Ensuite
- Smoke detector(s) & Carbon monoxide detectors
- Fluorescent ceiling fixture at Kitchen and Utility
- 3-way switched wall receptacles at LR and Master Bedroom
- Ceiling and/or wall mounted light fixtures at DR, Master Bedroom, 2nd/3rd Bedrooms, Den, Bath and Ensuite

PLUMBING/HEATING

- 4 piece Main Bath with fiberglass tub/shower comb
- 2, 3 or 4 piece Ensuite (See floor plan)
- Double stainless steel Kitchen sink with ledge
- Single lever Moen faucets throughout - Pull-out faucet in Kitchen
- Kitchen sink, basins and toilets with individual shut-off controls and tub/shower with integral shut-off
- 40 imperial gal. elec. or 33 imp. Gal. gas hot water heater with pressure reducing valve
- 2 frost-free exterior hose bib connections
- Plumbed for washer and dishwasher
- Fans in Bath and Ensuite; rated Main Bath fan with automatic timer/passive air system
- High efficiency forced air gas furnace with electronic ignition
- Exterior vented 2 speed range hood

GENERAL

- 10 Year Home Warranty
- Meets CSA A277 National & Provincial Codes
- Appliances and window coverings not included
- Options – **UNLIMITED !!!!!!!**