

## TYPICAL HOME SPECIFICATIONS FOR A FRONTIER HOME (ORCHARD LANE)

AUGUST 2023

### GENERAL

- Registered with TARION Warranty Corporation ([www.tarion.com](http://www.tarion.com))
- Builder to obtain all necessary permits
- Price includes TARION registration, all applicable taxes, permit costs and development charges
- Purchaser agrees to assign any government rebates (e.g. HST) back to builder

### CONSTRUCTION & FRAMING

- 8"-thick poured concrete foundation walls on concrete footings (9"-thick where masonry is used)
- Damp proofing and drainage system around perimeter of foundation
- Concrete slab floors in basement and garage
- 2x10 floor joists complete with ¾" EdgeGold subfloor
- Above grade exterior walls 2" x 6" framed and insulated (R20 + R5 1" foam sheathing)
- Basement exterior walls 2" x 4" framed and insulated to floor (R12 + R5 1" sheathing)
- R50 attic insulation
- Interior walls 2" x 4" studded 24" on centre
- 9' ceilings on main floor, 8' ceilings in basement
- Continuous vapour barrier, sealed and taped in main floor and basement (and between house and garage)
- Sealed and taped house wrap applied to exterior of structure
- Pre-engineered wood truss system with roof pitch as per plan
- Ventilation from eaves to roof complete with roof vents
- Pressure treated wood deck as per plan
- *Optional upgrades (if timing allows):*
  - *Ceilings may be modified (vaulted, slanted, coffered, etc.)*
  - *9' ceilings in basement*
  - *Insulate, drywall, and paint garage*
  - *Finish basement*
  - *Spray-foam insulation (both under slab and/or in walls)*
  - *Covered decks and/or screened in decks*

### WINDOWS & DOORS

- Hi-efficiency & maintenance free double-pane vinyl windows complete with screens
- **Coloured windows on exterior of entire home** (white interior)
- Vinyl clad, insulated steel factory-painted front entry door
- Pre-finished insulated sectional steel garage overhead door(s)
- **Automatic garage door belt-drive opener**
- *Optional upgrades (if timing allows):*
  - *Window/door changes*
  - *Garage man door*

## EXTERIOR DETAILS

- Combination of stone/brick masonry and vinyl on exterior
- Maintenance free aluminum soffit and fascia
- 5" seamless eaves trough and downspouts
- Brushed concrete front porch with decorative concrete step
- Interlock walkway from driveway to front porch
- **Fully paved driveway**
- Sodded lawn
- Small garden next to front entrance/porch + a new tree planted in front yard
- Premium Owens Corning shingles (Duration Series)
- Valley flashing and roof venting to match shingles
- *Optional upgrades (if timing allows):*
  - Upgraded masonry and/or siding
  - Additional landscaping
  - Deck material changes (e.g. Trex, Duradek, aluminum railing system, etc.)

## HEATING AND VENTING

- High efficiency natural gas forced air furnace
- Energy efficient Heat Recovery Ventilator (HRV) with vents in washrooms, kitchen, and laundry
- Programmable thermostat for heating and cooling
- Dryer vent installed to exterior
- **Air conditioning**
- *Optional upgrades (if timing allows):*
  - Heat pump systems
  - In-floor heat (hydronic) system
  - Gas/propane lines for stove, dryer, BBQ
  - Garage gas/propane heater

## PLUMBING

- High quality Moen plumbing fixtures (standards apply, upgrades are optional)
- Tankless on-demand water-heater (rental unless you choose to purchase it)
- Kitchen:
  - Choice of kitchen faucets up to \$500 allowance
  - Undermount sink (stainless or granite)
  - Rough-in for dishwasher
  - Water line to refrigerator
- Ensuite:
  - Ceramic tile shower (if on plan) with glass swing door and Moen Rizon shower fixtures
  - Toilet: American Standard Evolution II
  - Sink(s): American Standard Colony Sink with single-lever Rizon chrome faucet
- Other washrooms:
  - Toilet: American Standard Evolution II
  - Sink: American Standard Colony Sink with single-lever Moen Rizon chrome faucet
  - One-piece tub/shower: Longevity Essentia 60", model #2060



- Washer and dryer rough-in connections
- Two (2) exterior frost-free taps (locations TBD)
- Pex water supply lines
- Sealed sump pump
- Rough-in for future full bath in basement
- *Optional upgrades (if timing allows):*
  - *Plumbing fixture upgrades*
  - *Reverse Osmosis Water System (Whole house or Kitchen only)*
  - *Other ceramic showers*
  - *Niche shelf in ceramic tile shower*
  - *Laundry tub (rough-in or full)*
  - *Water treatment: Sediment filter, water softener, UV light, and chemical-free filter ("BIF") (if necessary)*
  - *Hot water re-circulation loop*

## ELECTRICAL

- 200-amp electrical service with circuit breaker panel, copper wiring throughout
- All services underground
- Lighting fixtures from VanVark Lighting
- Many pot lights included
- Under-cabinet lighting
- Three exterior receptacles
- Receptacle for an over-the-range microwave/range hood combo
- White Decora receptacles, switches and cover plates
- Carbon monoxide and smoke detectors directly wired to circuit breaker panel
- Exterior lights installed at each exterior door
- *Optional upgrades (if timing allows):*
  - *Additional pot lights*
  - *Central vacuum rough-in and/or full install*
  - *30 Amp Generlink ([www.generlink.com](http://www.generlink.com))*
  - *Generac generator system*



## INTERIOR FINISHING

- Interior walls painted with one coat primer and two finish coats of latex paint (your choice of 3 paint colours)
- Trim and interior doors:
  - Painted semi-gloss white
  - Beveled style trim (2 ¾" casing and 4" baseboard)
  - Cambridge style (two-panel smooth) or Rockport (five-panel smooth) interior doors
  - Black or brushed nickel hinges and levers
- Ceilings painted flat white
- Chamfer corner bead on interior corners (45° corners)
- Flooring:
  - High-quality laminate in main living areas and bedrooms
  - Ceramic tile in ensuite
  - High-quality luxury vinyl tile (LVT) in "wet rooms" (e.g. foyer, mudroom, washrooms, laundry room)
  - Carpet on stairs
- Mirrors installed over vanities
- Cabinetry & countertop choices competed with Irwin Cabinet Works
  - **Granite/quartz countertop in kitchen**
- **Garbage/recycling cabinet standard** in kitchen cabinets
- Single shelving in closets (single shelf with hanging rod)
- Four (4) levels of shelving in pantry and linen closets
- Wood railing and posts (stained to match flooring) with black metal spindles
- *Optional upgrades (if timing allows):*
  - *Interior trim and door style/hardware*
  - *Hardwood stairs*
  - *Flooring changes*
  - *Cabinetry customization/upgrades*
  - *Hard-surface vanity counter tops (i.e. granite or quartz)*
  - *Built-in closet systems*

## OTHER INFORMATION

- All materials including upgrades must be purchased through the Builder from the selection provided by the Builder. Buyers are not permitted to supply their own materials unless fully approved by the Builder.
- Specifications may change without notice in accordance with TARION Warranty Program.
- Builder reserves the right to exercise architectural control.
- All dimensions are approximate. Information subject to change without notice. The square footage is calculated from the outside dimension of the building on the first floor. Garages, attics and unfinished area in the basement are not included in the calculations. Basement columns, hot water heater and furnace locations are not final and may be changed as per builder's requirements. Plans may be reversed in accordance with engineering and municipal requirements. Number of steps may vary due to grade. Windows vary as per elevation. Actual usable floor space may vary from the stated floor area.