



STANDARD SPECIFICATION SHEET

1. EXTERIOR/CONSTRUCTION

Lot graded to the local municipality requirements
Fully sodded lot
Infiltration trench
Maintenance free soffits, fascia and downspouts
Deadbolts on all exterior doors (except garage door and sliding door)
Aluminum railings for porch (if required by Code)
Standard 2" x 6" framing
9' ceilings on main floor
All brick construction on main and second level
Clay brick, stucco, or Permacon stone for front wall second floor
Parged all foundation wall concrete exposed above grade
Asphalt ramp and base coat drive-way (concrete or interlocking stone optional)
Decorative address stone
Two exterior hose connections
Front concrete porch (cellar optional)
OSB sheathing on roof
25 or 30 year asphalt roof shingles

2. INSULATION

Ceiling insulation - minimum R40 except cathedral and exposed floor
Exterior walls - minimum R22 insulation, and R12 full height in the basement

3. ELECTRICAL//HEATING

Copper wiring to Ontario Hydro specifications
High efficiency gas furnace Lennox ML193
125-amp service with circuit breaker
Programmable thermostat
Two exterior weatherproof electrical receptacles
Exterior receptacles to have ground fault interrupt
Heavy-duty electrical cable outlet for dryer and electric stove
All rooms equipped with Decora switches
Door chime
Exterior lights – soffit lighting or coach lamps

4. FLOORING

Quality hardwood floors in living/dining room
12" x 12" ceramic floor tiles on main floor including main hallway
8" x 10" ceramic floor tiles in bathrooms
Quality carpet with superior 10lb/10 mill underpad
5/8" tongue and groove plywood subfloor, screwed down
NOTE: Purchaser(s) acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

5. DOORS / WINDOWS / TRIM

Full 8' high stained fibreglass front door
White vinyl casement windows with Low E & Argon filled insulation glass on all levels (other colours optional)
Standard 6' width patio door
Sliding windows in basement (up to five windows 24" x 36")
Screens to all operable windows
All windows and outside door frames caulked
White painted 5 1/2" baseboards
White painted 3 1/2" casings
Oak railing and oak stringers first to second floor (oak stairs and metal spindles optional)
Quality interior and exterior silver hardware
Man door from garage to house

6. PAINTING

Exterior front door and garage door to be white (choice of other finish colour optional)
All interior walls decorated with quality paint, two light colours over primer coat (dark and additional colours optional)
All trim and casings to be painted white (other colour optional)

7. GARAGE

Poured concrete floor
Garage interior drywalled, taped and fume-proofed
Fully insulated
White sectional roll-up insulated garage door (windows and/or other colour optional)
Rough-in for automatic garage door opener
Garage floor saw cut

8. BASEMENT

Unfinished basement
Standard height 8' (higher optional)
Poured concrete floor
Full height R12 insulation
High efficiency forced air gas furnace
High efficiency gas water heater (rented)
Floor drain
Three-piece bathroom rough-in

9. BATHROOMS

Five-piece ensuite: shower, soaker tub (whirlpool optional), toilet & 2 sinks
Four-piece bathroom on second floor: one-piece bathtub with shower, toilet & sink
Arborite, Formica or Wilson art counter tops (granite optional)
Two piece powder room on main level: toilet & pedestal sink
8"x 10" ceramic floor tiles
Towel bar, toilet paper dispenser, toilet seat, mirror and shower curtain rod installed (where applicable)
HRV (heat recovery ventilation) system – VanEE series
Exhaust fans installed in washrooms on separate switch and exhausted to outside
Water supply & drain lines
Chrome finish plumbing fixtures (brushed nickel optional)

10. KITCHEN

Quality custom Olympia Cabinets (crown moulding and light valance optional)
Standard kitchen island 6' x 3'
Arborite, Formica or Wilson art counter tops (granite optional)
Top drawers all around including one silverware drawer
¾" shelving
Microwave shelf (pantry optional if plan permits)

Double stainless steel sink with chrome single lever tap (granite or undermount sink optional)
12" x 12" ceramic floor tiles (install at 45 optional)
3-line plumbing
White hood fan vented to outside
Rough-in dishwasher, including electrical outlet

11. LAUNDRY

Hot and cold water taps for purchaser's washer
Single laundry tub, complete with taps (cabinet optional)
Electrical receptacles for homeowner's washer and dryer
Dryer vent rough-in through exterior wall

12. MISCELLANEOUS

Smoke and carbon monoxide detectors as required by Code
Builder shall be responsible for connections to the house, including gas, water, sewer and electrical
5-telephone and 4-cable rough-ins (additional outlets optional)
Up to 15 white pot-lights to be installed
California style ceilings throughout except closets
All bedrooms to have ceiling lights with wall controls
Rough-in central vacuum system
One natural gas (direct vent) fireplace with MDF painted or oak mantle
Mirrors provided in all bathrooms and powder room
Rounded drywall corners optional

Survey of the building to be provided by Vendor for mortgage purpose on closing
TARION warranty
All plans shall be in accordance with architectural control provisions requested by the land developer, Activa Developments.

Purchaser(s) Initials

