

Environmentally Conscious Energy Efficient Design (STANDARD FEATURES)

QUALITY STANDARD FEATURES

Faubourg St-Marie Hamlet economical collection

1. Crafted custom kitchen cabinets with **pantry and slow closers on doors and drawers** (Builder's sample, Oak, birch, polyester, thermoplastic, purtflex are all standard.)
2. Solid oak or maple handrail with black iron spindles.
3. Roughing for central vacuum.
4. Ceramic tiles front entrance area according to plan. (Builder's sample, 12" X 12")
5. Laminate flooring on main floor in designated area. (Builder's sample)
6. Upgraded carpet with under padding where has shown (choice of one color per floor from builder's sample, **berber carpets are also available**).
7. Conemore embossed interior doors with oversized modern tri
8. High quality interior door hardware including privacy set for bathrooms and master bedroom.

BATHROOMS

1. Bathrooms and powder room fixtures white. (Double sinks are always optional)
2. Full custom vanities with one **bank of drawer and slow closers** where shown as per plan.
3. Roman soaker tub in en-suite according to plan. (Whirlpool or Therapeutic Optional).
4. Design ceramic tiles to ceiling around tub and shower enclosures.(Builder's samples)
5. White ceramic towel bars and tissue holders in all bathrooms.
6. 3 pcs rough-in for future bathroom included **in all bungalows**.

INTERIOR PAINTING

1. Interior paint throughout with **one primer and two coats** washable paint on walls.
(Environmentally Friendly)
2. All modern trim painted white.
3. Flat ceilings throughout house.

EXTERIOR

1. **Fully soded** lot with one maple tree front lawn.
2. **Stone and vinyl on** front elevations where applicable (Builder's sample).
3. Maintenance free exterior siding, fascia and soffits (Eaves through optional).
4. Rear landing of 36" X 36" with stairs at patio door in pressure treated wood.
5. Self-sealing BP shingles. (Builder's samples)
6. Oversized garage with interior walls insulated.
7. Poured concrete steps.
8. Maintenance free aluminum railings where applicable.
9. **Concrete engraved** municipal address numbers.
10. All exterior windows and doors **fully taped and sealed**.

FRAMING

1. Pre-engineered floor joists.
2. 5/8" **T & G AdvanTech** on floors, (50 yrs warranty)
3. All floors are **screwed and glued**.
4. 2" X 6" exterior walls.
5. 1/2" fiber rock under ceramic.

INSULATION AND DRYWALL

1. Exterior walls **R 22, ceiling R 60, basement walls R 20**.
2. All exterior windows and doors sealed with **spray foam insulation**.
3. Vapor barrier **fully taped and sealed** around all interior windows and doors.
4. All exterior openings fully caulked and sealed.
5. Exterior basement walls **included with R 20 blanket of insulation**.

DOORS AND WINDOWS

1. Insulated, fully weather stripped steel clad exterior doors with glass panels or sidelights according to plan.
2. Vinyl patio door with screen. (As shown on plan)
3. Thermal insulated maintenance **free casement windows (Low E & energy star)**, double glazed with screens where applicable.
4. Upgraded **insulated (R12)** garage doors.

BASEMENT

1. Oversized footings as per Engineers.
2. 8" poured concrete foundation with **four 5/8" re-inforcing steel bars** fully damp-proofed with perimeter weeping tile drainage system.
3. All exterior walls **fully insulated with blanket**. (No framing or drywall included)

PLUMBING

1. Pressure balance valves in all showers for constant temperature control.
2. **High efficiency tankless** water heater (rental).
3. Taps installed for automatic washer connection.
4. Two frost free exterior lawn service faucets. (one in garage and one at rear.)
5. Double-sink stainless steel kitchen sink with spray.
6. Rough-in provided for dishwasher.
7. Drain water **heat recovery system**

HEATING

1. **Two stage high efficiency** gas fired forced air furnace with **ECM motor** and fresh air intake. (96% efficiency)
2. **Heat recovery Ventilation system** with main humidistat and controls including ventilation for all bathrooms.
3. Warm air ducts taped at seams **throughout walls**.
4. **Programmable** thermostat for furnace.

ELECTRICAL

1. Underground Hydro-electric, Bell, and Cablevision services.
2. Heavy duty copper wiring throughout, to Hydro Ones specifications.
3. **100 amp** electrical service with breaker panel.
4. Electrical outlets provided for stove and dryer.
5. Two GFI exterior weather protected outlets. (One at the front and one at the rear.)
6. Pre-wire for three telephones and three cables outlets (Cat 5 & RG 6 wire).
7. Vent outlet provided for dryer.
8. CSA approved combo smoke and CO detectors on each level + smoke detectors in all bedrooms.
9. Ceiling light fixtures in all **bedrooms**.
10. Pre-wire installed for automatic garage door opener.
11. **Three** electrical outlets in garage.

WARRANTY

- Two-year warranty with Melanie Construction Inc and TARION covering defects in material and workmanship excluding normal wear and tear. (As per TARION guidelines)
- Seven-year warranty with New Homes Warranty Program (TARION) covering major structural defects.
- Variation from Vendors samples may occur in finished materials due to normal production processes.

40 CONSECUTIVE YEARS OF EXCELLENT RATING under Tarion Warranty Corporation.

Plans are subject to change without notice E. & O. April 2004.

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