

Standard Features

Quality Standard Features

Crafted custom kitchen cabinets with pantry and slow closers on doors and drawers (Builder's sample, Oak, birch, polyester, thermoplastic, purflex are all standard).

Solid Oak or maple handrail with choice of wood in all models. (Builder's sample).

Roughing for central vacuum.

Gas Fired prefabricated fireplace complete with trim kit, blower and digital thermostat control. (High efficiency, 25,000 BTU)

Ceramic tile front entrance area according to plan. (Builder's sample, including larger format)

Ceramic backsplash included in kitchen. (Builder's sample)

Hardwood flooring 3/4" solid finish on site or pre-finish in designated area. (Builder's sample)

Upgraded cushion flooring or ceramic tiles in kitchen, breakfast area, bathrooms, laundry according to plan.

(Builder's sample, including larger format)

Upgraded carpet with under padding where shown (choice of one color per floor from Builder's sample, berber carpets are also available).

Conemore embossed interior doors with oversized modern trim.

High quality interior door hardware including privacy set for bathrooms and master bedroom.

Bathrooms

Bathrooms and powder room fixtures white. (Double sinks are always optional).

Full custom vanities with bank of drawers and slow closers where shown as per plan.

Roman soaker tub in en-suite according to plan. (Whirlpool or Therapeutic Optional).

Design ceramic tiles to ceiling around tub and shower enclosures. (Builder's samples, borders are standard also in glass tile)

White ceramic towel bars and tissue holders in all bathrooms.

3 pcs rough-in for future bathroom included in all bungalows.

Exterior

Fully sodded lot with one maple tree front lawn.

Brick exterior front elevation where applicable. (Builder's sample)

Maintaince free exterior siding, fascia and soffits. (Eaves through optional)

Rear deck 6'x12' as per plan.

Self-sealing BP shingles Limited lifetime warranty. (Builder's samples)

Oversized garage fully insulated and drywall.

Poured concrete steps.

Maintenance free aluminum railing where applicable.

Concrete engraved municipal address.

All exterior windows and doors fully taped and sealed.

Framing

Pre-engineered floor joists.

5/8" T & G AdvanTech on Floors. (50 yrs warranty)

All floors are screwed and glued.

2" x 6" exterior walls.

1/2" fiber rock under ceramic and cushion flooring.

Insulation and Drywall

Exterior walls R24, ceiling R60, basement walls R20.

All exterior windows and doors sealed with foam insulation.

Vapor barrier fully taped and sealed around all interior windows and doors.

All exterior openings fully caulked and sealed.

Exterior basement walls fully drywalled.



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Interior Painting

Interior paint throughout with one primer and two coats washable paint on walls. (Environmentally Friendly)

All colonial tril trim painted white.

Stipple ceiling except for kitchen and bathrooms.

Doors and Windows

Insulated, fully weather stripped steel clad exterior doors with glass panels or sidelights according to plan.

Vinyl patio door with screen. (Six or nine feet, as shown on plan)

Thermal insulated maintenance free casement windows (Low E & energy star), Double glazed with sccreens where applicable.

Upgraded insulated (R12) garage door.

Basement

Oversized footings as per Engineers.

8" poured concrete foundation with four 5/8" reinforced steel bars fully damp-proofed with perimeter weeping tile drainage system.

All exterior walls fully insulated and drywall including electrical plugs every 12 feet.

Polymere waterproofing Rubber-All sprayed on exterior foundation. (Limited lifetime warranty)

Plumbing

Pressure balance valves in all showers for constant temperature control.

High efficiency tankless water heater (rental).

Taps installed for automatic washer connection.

Two frost free exterior lawn service faucets. (one in garage and one at rear).

Double-sink stainless steel kitchen sink with spray.

Rough-in provided for dishwasher

Dual Flush toilets included in all bathrooms.

Drain water heat recovery system.

Upgraded one hole kitchen tap.

Heating

Two stage high efficiency gas fired forced air furnace with ECM motor and fresh air intake. (96% efficiency)

Heat Recovery Ventilation System with main humidistat and controls including ventilation for all bathrooms.

Warm air ducts taped at seams throughout walls.

Programmable thermostat for furnace.

Electrical

Underground Hydro-electric, Bell, and Cablevision services.

Heavy duty copper wiring throughout, to Hydro Ones specifications.

200 amp electrical service with breaker panel.

Electrical outlets provided for stove and dryer.

Two GFI exterior weather protected outlets. (One at the front and one at the rear).

Pre-wire for three telephones and three cable outlets (Cat 5 & RG 6 wire).

Vent outlet provided for dryer.

CSA approved combo smoke and CO detectors on each level.

Ceiling light fixtures in all secondary bedrooms.

Pre-wire installed for automatic garage door opener

Three electrical outlets in garage.

Warranty

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

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



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