

THIS PROJECT IS REGISTERED WITH TARION AND HCRA



A. LANDSCAPING

- One tree per 2 lots (builder's choice)
- Fully sodded lawn : Front, Sides and Rear
- Asphalt paved driveway
- Asphalt paved sidewalk from driveway to concrete sidewalk

B. FOUNDATION

- Poured concrete footings
- Poured concrete foundation walls reinforced with steel rebar
- Poured concrete basement floor (4")
- Poured concrete garage floor (4")
- 4" Drain tile at perimeter covered with clear stone
- Concrete sealer on garage floor, front porch, steps and sidewalk section
- Waterproofing membrane on exterior foundation with drainage layer

C. STRUCTURE

- 8' Ceilings
- Exterior walls - 2" x 6" spruce studs at 16" Center
- Exterior walls covered with 7/16" Sheeting
- Interior walls - 2" x 4" and 2" x 6" spruce studs at 16" center
- Engineered floor joists
- 5/8" **Plywood** Sub-floor glued, nailed and screwed to floor joists
- Engineered prefab roof trusses with 15/32" sheeting
- 6" Reinforced **concrete block** party walls between units with 2" x 4" spruce stud walls and insulation
- Attic trap door in garage and in bedroom # 2

D. INSULATION

- Exterior basement walls with a R-20 Continuous blanket Insulation with a poly vapor barrier
- Exterior walls R-22 covered with a poly vapor barrier
- Attic R-60 covered with a poly vapor barrier
- As per OBC SB-12
- Polyurethane Spray foam on the underside of front bedrooms floors overhangs at front porch and garage

E. ELECTRICAL

- 100 Amp electrical breaker panel - underground service
- Copper wiring throughout unit
- CAT5E wiring for telephone and RG6 wiring for cable (3 of each)
- Heavy duty outlets for stove and dryer
- Ceiling light fixture in each bedroom
- Pot lights in cabinet bulkhead over vanities
- Bar light above pedestal in powder room
- One exterior light on side of garage door
- One exterior light on garage wall of front veranda
- One exterior light beside patio door
- Smoke and carbon monoxide combination detector on 2nd floor hallway and smoke on main floor, basement and each bedroom all now equipped with strobe light as per O.B.C.
- Two GFI electrical outlets - one at front and one at rear
- One standard electrical outlet in garage
- One electrical outlet in garage ceiling for future garage door opener
- Door chime (front door)
- Tamper proof (childproof) electrical outlets throughout
- Kitchen island plug
- **LED light bulbs** in all light fixtures

F. PLUMBING

- **Rented** High efficiency natural gas hot water heater with minimum 80% EF (energy factor)
- Plastic polyethylene pipes and fittings
- All taps come with valves for emergency shut-off
- Two exterior frost free hose bibs, one at rear and one in garage
- Double stainless steel kitchen sink with 1 handle tap (Moen or Delta, builder's choice)
- Rough-in plumbing for dishwasher (underneath sink)
- Low flow flush toilets 4.8L as per code
- Shower valve pressure and temperature balance
- Laundry tub in basement
- Pedestal sink in powder room
- Future 3 piece plumbing underground in basement (drain pipes only) cover with a thin layer of concrete
- Drain water heat recovery unit

Townhome - Specifications

Page 1 of 3



THIS PROJECT IS REGISTERED WITH TARION AND HCRA



G. MECHANICAL & VENTILATION

- **Rented** High efficiency natural gas forced air heating system with 96% AFUE (annual fuel utilization efficiency)
- Dryer exhaust vented outside with 4" RIGID duct
- Bathroom fans vented outside
- Kitchen hood fan vented outside with 6" RIGID duct
- Washer & dryer hook-ups in basement mechanical room
- **Lint Box collector** on dryer exhaust pipe
- Digital programmable thermostat
- **Rented** Central Air Conditioning
- Rough-in on main floor and 2nd floor for future central vacuum (connections in basement required)
- **Rented** Heat Recovery Ventilator (H.R.V.)
75% EF (energy factor)

H. EXTERIOR FINISHES

- Quality stone with engraved civic address as per plan (front elevation)
- Engineered wood siding for front elevation as per plan
- Quality vinyl siding for back and side elevation
- Aluminum soffit and fascia
- Aluminum column for front porch
- Asphalt roof shingles with **manufacturer limited lifetime warranty** with Maximum roof vent
- Parged (sand finish) foundation for exposed walls (Not applicable for exposed foundation walls inside the garage)
- All garage walls insulated c/w drywall and 1 coat of plaster & tape.
- Garage ceiling roof space partially insulated c/w drywall and 1 coat of plaster tape
- Quality **Eavestroughing** and rain gutters on garage roof

I. EXTERIOR FEATURES

- 8' x 7' Insulated sectional black garage door with 2 windows
- 7' Wide x 4' deep pressure treated wood rear deck c/w wood stairs and wood railing and supported by wall mounted steel brackets
- Rear yard 10' Long x 6' high pressure treated wood privacy fence between units

J. WINDOWS

- **Black** casement PVC windows except for basement (Double white sliding window)
- **6' black Patio door** in dining room
- Internal black grills in all windows front , back and sides
- All energy efficient windows come with low E Argon gas, screens and folding lever operators
- One opening per window as per plan
- Metal front door with full sanded glass insert with matching side light
- All windows (except basement) and patio door comes with vinyl jamb extensions

K. INTERIOR FINISHES / ACCESSORIES

- Choice of colonial or classic doors
- Colonial trim throughout, 5 9/16" baseboards and 3 1/2" casings
- Quality natural oak colonial spindle railing - for main stair and Natural oak colonial handrail for basement stair
- Oak bull nose all across 2nd floor landing for railing
- Mirrors in main bathroom, ensuite bathroom and powder room
- Paint: white, low sheen finish
- Flat painted ceiling surface all across
- Ball catch swing type door for front entrance closet
- Lightweight embossed slider doors for all 3 bedroom closets matching door style selection by owner
- Kitchen ceramic backsplash (as per preselected model)

L. HARDWARE

- Dead bolt lock on front entrance and door between house and garage
- Interior door hardware: Lever type in satin nickel finish

Townhome - Specifications

Page 2 of 3





M. FLOOR COVERINGS

- **Ceramic floor tiles 12" x 24" in front entrance, powder room, kitchen and main bathroom** with metal transition molding between ceramic and other floors
- Naturel oak floor 3 1/4" in living and dining room
- Wall to wall quality 36 oz. carpet in all other rooms including main and basement stairs

N. CABINETS

- Custom made kitchen and bathroom melamine cabinets with selection of Polyester shaker style door
- Microwave shelf with electrical plug in kitchen
- Preselected choice of 6 **granite counter top** for Kitchen with stainless steel undermount sink and pull out faucet
- Choice of countertops from our showroom for the main bathroom

O. BATHROOM

(Type A)

- White standard 5' fiberglass with acrylic coating one piece tub and shower
- Ceramic flooring
- Vanity with one bank of drawers and laminated counter

P. OPTIONAL 2nd FLOOR LAYOUT

(Type B)

- Ensuite door from master bedroom
- Linen with 4 shelves
- One piece acrylic tub and shower
- Ceramic flooring
- Full vanity mirror less 1 1/2" all around
- Vanity with one bank of drawers and laminated counter

(Type C)

- Linen with 4 shelves
- One piece acrylic tub and shower
- Ceramic flooring
- Full vanity mirror less 1 1/2" all around
- Double sink vanity with one bank of drawers and laminated counter
- One razor plug at each end of the counter

(Type D)

- Ensuite door from master bedroom
- One piece 51" acrylic coated shower with 2 slider panels door
- Ceramic flooring
- Double sink vanity with one bank of drawers
- Vanity bar lights (2x) over sinks
- Two rectangular mirrors 24" x 36" with Square end
- Razor plug (centered with vanity)
- Master bedroom walk-in closet with white melamine organizer
- 5 ft. Tub with front Acrylic Apron

(Type E) with private ensuite bathroom

- Neo Angle Acrylic coated shower with 2 sliding panel shower door
- Ceramic flooring
- 2 Door vanity with a bank of drawers and laminated counter
- Bulkhead over vanity with 2 pot lights
- Master bedroom walk-in closet with white melamine organizer
- Full vanity mirror less 1 1/2" all around

Due to structural modifications required for options, the price may vary depending on the stage of construction.

Q. PROMOTION

- Five (5) pre-selected appliances: Refrigerator, Stove, Dishwasher, Washer and Dryer (available in white or stainless steel)
Please note that the dishwasher connection is included prior to possession.
Balance of appliances need to be delivered after possession

R. INFORMATION

- One year C.H. Clément Construction Warranty
- Two year Tarion Mechanical Warranty
- Two year Tarion Building Envelope Warranty
- Structural Warranty as per Tarion guidelines
- Built as per the Ontario Building Code

Townhome - Specifications

