

Builder Specifications for Prescott Model
Basic Price: \$336,900 tax included

Foundation and Concrete Floors

- 4 rebars in poured concrete walls and 2 rebars in poured concrete footings
- 4" diameter perimeter drainage system with clear stone coverage around footings
- Garage floor: poured concrete floor with fibre mesh
- Damp-proofing and Platon membrane on exterior of foundation walls
- Cement parging applied externally to exposed portions of foundation walls

Framing

- Sub-floor: tong and groove Advantech aspenite, glued and screwed
- External walls: kiln-dried 2" x 6" studs at 16" centres
- Internal walls: kiln-dried 2" x 4" studs at 16" centres
- Basement walls framing (exterior only)
- Roof: pre-engineered roof trusses at 24" centres
- Roof sheeting: 15/32 mm Super-Roof aspenite secured with "H" clips
- Garage walls: kiln-dried 2" x 6" studs at 16" centres

Insulation and Drywall

- Walls: R-22 insulation and ½" gypsum drywall
- Ceilings: R-60 blown insulation in attic
- Basement: R-20 insulation on external walls
- Vapour barrier: 6 mm polyethylene
- Garage: completely insulated and drywalled for fumes – one tape

Exterior Features

- Front door: white, insulated, single door
- Garage door: white steel, insulated (R-16)
- Windows:
 - Energy Star low "E" argon thermos
 - Double glass
 - Multi-point lock and folding handles (except on basement windows)
 - White casement
- Basement window:
 - PVC slider
 - Two 54" x 24"
- Lighting: three lights in front and one at back deck
- Stone finish on front elevation with civic address
- Standard colour of vinyl siding from contractor selection on sides and back of house
- Aluminium fascia as per plan, colour from contractor selection
- Lifetime warranty shingles, Maximum roof vents
- Rear deck: treated lumber (3' x 4')
- Hose bibs: one in garage, one at back

Heating

- Forced air 96% high efficiency gas furnace with digital thermostat
- One air exchanger
- Duct pipes screwed and taped hot and return air in each room where applicable
- Bathroom fan vented outside

Plumbing

- PEX type water piping
- Delta or Moen single-lever faucets
- Rented 50-gallon gas hot water tank
- Kitchen:
 - Double stainless steel sink with vegetable spray
 - Opening and rough-in for future dishwasher
- Bathrooms:
 - Low flush water saver toilet
 - Water pressure balance in all showers
 - Acrylic bathtub
 - Shower with door
 - Mirror over vanity
 - PVC cabinets
 - Three-piece bathroom underground rough-in in basement

Electrical and Light Fixtures

- 100-amp panel
- Standard wall plugs and switches and ceiling outlets, Decora style
- Smoke detector on each floor
- CO detector on each level
- 3 telephone outlets and 3 cable outlets
- Fixtures are supplied by owner and installed by Rochel
- Electrical outlet in garage for automatic door opener
- Front door chime

Interior Finishes

- MDF Colonial trim throughout (baseboards, windows and doors casings)
- Interior door hardware from contractor selection
- Paint: 1 coat of primer and 2 coats of latex paint, choice of 2 colours
- Flooring: first floor hardwood and ceramic and second floor carpet with ceramic in bathroom
- Smooth ceilings
- Cabinets: PVC cabinetry for kitchen and bathrooms
- Stairs:
 - To basement: carpet grade
 - To second level: covered with berber carpet, oak railing

Landscaping

- Sod for front and sides of house, seed for back
- Paved driveway, garage width, up to front door
- One tree in front yard

Warranty Program

- New Home Warranty Program by Tarion Warranty Corporation (pre-paid by vendor)