



THE AVENUE- STANDARD FEATURES AND FINISHES

SITE WORK

- Excavate for foundation, backfill and rough grade.
- Install sanitary sewer, water line and hydro service inside lot line.
- Front, sides and back yard sodded in full. Homeowner to maintain watering.

DRIVEWAY & WALKWAY

- Driveway Stone (Handy Paver or Covington One Size) 12x12 Driveway, Front Walkway and Steps as required.
- Regular or Stamped Concrete – Quotes as requested

FOUNDATION

- 9" Foundation walls, poured concrete as per plans.
- Foundation exterior walls tar sprayed and wrapped with Platon drainage membrane.
- Weeping tile with filter cloth, laid in stone around exterior of footing attached to sump pit and pump.
- Poured concrete basement floor, garage floor and front porch as per plans.

FRAMING

- Main floor 9' ceilings, second floor 8' ceilings.
- Exterior walls framed with 2x6 studs, 16 O/C covered with 7/16 Oriented Strand Board (OSB) sheathing and Tyvek Homewrap.
- Interior walls framed with 2x4 studs, 16 O/C or as per plans.
- Sub floor 3/4" Point Six Engineered OSB glued, nailed and screwed.
- Roof truss covered in 7/16 Oriented Strand (OSB) sheets.
- All structural steel as per size designed for load requirements.

ROOFING

- 30 yr self seal asphalt shingles – colour selection by customer. (3 standard colours)
- Ice / water protector in valleys and roof edges.
- Drip Edge where needed.
- Roof vents as per plans.

MASONRY

- Clay Brick as per plan – (General Shale, Hanson or equivalent). \$700 per thousand
- Stone Work as per plan (Arriscraft or equivalent as per builders standard)
- One-piece Stone sills at windows and doors as per plans.

SIDING & ALUMINUM

- Vinyl siding as per plans in standard colours- colour selection by customer.
- Continuous venting aluminum soffit, fascia and eaves-troughs, and downspouts.
- Borders and details as per plan.

STUCCO

- Stucco as per plan
- Colour to be selected as needed.
- Boarder and details as per plan.

WINDOWS and DOORS

- Windows are energy efficient, maintenance free double-glazed casement, screens for all operational windows. Choice of 3 colours.
- Insulated Steel slab entry man doors.
- 6' sliding patio door as per plan.

GARAGE DOORS

- Insulated Garaga Standard flat panel garage doors in standard colours – builders standard

HEATING & COOLING

- Amana – Energy Star rated furnace, two stage gas valve, high efficiency – 10 year limited warranty.
- Majestic DV3732 – 36" Gas Fireplace
- Gas Lines – Stove line included (additional gas lines to be quoted.)
- Life Breath – HRV – Heat Recovery Ventilator 75% Efficiency – Simplified
- AMANA Central air conditioning system

ELECTRICAL

- 200amp service with breaker panel. Location as per plans
- All wiring as per electrical code at time of permit.
- Copper wiring and tamper proof receptacles.
- Two water proof exterior electrical outlets with ground fault detector.
- Cooper wiring and tamper proof receptacles
- Two water proof exterior electrical outlets with ground detector.
- Wiring for Electric and Gas stove kitchen.
- Standard Door chime.
- Low voltage wiring for future garage door openers and sensors included.
- Location of plugs and switched as per electrical code.

LIGHTING

- Lighting allowance - \$2000.
- QTY 25- 4" LED Lotus Potlights included.

PLUMBING

Plumbing in bathrooms to include Contrac 4.8L Right Height low consumption lined toilets - white, rec undermount sinks (as per plan) or white Contrac "Loland" rec drop in sinks, Riobel Pro "Kubik" faucet series w/ chrome finish, Mirolin 5' X 32" Tucson tub c/w integral skirt and tension curtain rod (as per plan) in main bathroom, Neptune Rouge "Munich F2" or "Berlin F2" freestanding tub or Mirolin Kalm 72x36 or Mirolin Lux 66x34 drop in soaker tub with full tile surround, double vanity with tiled shower and tempered glass door in Ensuite Bath (as per plan). Floor drain & rough-in for future 3- piece bath in basement. Kitchen to have double undermount stainless steel sink, Riobel Pro "Njoy" chrome pull-down faucet, Laundry to have drop-in stainless steel sink with Riobel Pro "Jazz" chrome faucet.

- Basement
 - Rough-in only for 3-piece bath (unfurnished).
 - Floor drain c/w vacuum breakers.
 - Hook up water only to power vented hot water tank.
 - Submersible sump pump c/w check valve.
 - 3/4" Watts regulator mixing valve installed as per plumbing code.
 - Pex Potable water system.
 - Hot water tank heater – Reliance Rental - .67 Energy Rating

INSULATION & DRYWALL

- EXTERIOR WALLS R22 batt insulation (2x6 walls).
- Attic ceilings blown in insulation to R50.
- Basement walls R12 blanket wrap insulation.
- Exposed Floor Joists-R31 Spray Foam.
- Orange Peel textured ceilings all rooms.
- Garage drywalled with one coat of taping compound.
- All interior walls to be 1/2" drywall with all insulated ceilings to be 1/2" CD board

TRIM, DOORS & HARDWARE

- 5 1/2" MDF Trim Modern Step trim
- 3 1/2" MDF Modern Step Casing
- 2" Panel smooth hollow core interior doors or similar.
- Dorex or Weiser hardware.
- Deadbolt on all exterior doors.
- Vinyl wire shelving, 1 row in bedroom closets, Qty 4 – 12" shelves in linen and pantry.

STAIR & RAIL

- Main stairs to have oak stringers, oak trends, risers and oak handrail with oak pickets or wrought iron spindles – as per builders standards. Unfinished basement stairs to have oak closed riser type stringers, oak handrail/spindles as per plan with stain finish

PAINTING

- Prime and one topcoat on doors, trim casing and crown.
- Primer and two topcoats on walls (Five Colours Included).
- Stain where applicable is a 3 coat brush application with 2 clear coats sprayed NOT brushed.

FLOORING

- Carpet (All bedrooms & hallways) – Builders Allowance Tier 2
- Hardwood (Great Room, Kitchen, Den, Formal Dining Room, Powder) – Builders Allowance Tier 1
- Ceramic (Ensuite, Tub, Main bath, Foyer, Mudroom & Laundry Room)- Builders Allowance Tier 3

CABINETS & COUNTER TOPS

- Kitchen cabinets & countertops, bathrooms vanities and laundry room cabinets & countertops allowance to be \$30,000

GLASS & MIRROR

- Standard mirrors in bathrooms 40" high and full length of vanities.
- Glass shower enclosure with chrome hardware – on tiled showers only as per plan.

CENTRAL VACUUM

- Rough-in for 4 outlets dropped to basement.
- Complete unit – quote as requested.

HOME AUDIO, PHONE & CABLE

- 1 phone outlets.
- 5 coax outlets.