



WARBLER WOODS - 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 (Triple H Covington One Size) 12x12 – colour Slate
Driveway, Front Walkway and Steps as required.

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 Charcoal by GAF
- Ice / water protector in valleys and roof edges.
- Drip Edge where needed.
- Roof vents as per plans.

MASONRY

- Stone Work as per plan (Arriscraft or equivalent as per builders standard- 3 colour options)
- One-piece Stone sills at windows and doors as per plans.

SIDING & ALUMINUM

- Artic white hardie lap siding 8"
- Continuous venting aluminum soffit, fascia and eaves-troughs, and downspouts – Colour Black
- Borders and details as per plan.

WINDOWS and DOORS

- Windows are energy efficient, maintenance free double-glazed casement, screens for all operational windows. Exterior black with black grilles as per plan. Interior white.
- Insulated Steel slab entry man doors.
- 8' sliding patio door as per plan.

GARAGE DOORS

- Insulated Garaga Standard flat panel garage doors in black

HEATING & COOLING

- Amana – Energy Star rated furnace, two stage gas valve, high efficiency – 10 year limited warranty.
- 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 - \$1000.
- QTY 10– 4" LED Lotus Potlights included.

PLUMBING

Plumbing in bathrooms to include:

- Contrac 4.8L right height, low consumptions lined toilets
- Riobel Conik series w/ black finish
- Mirolin 5' x 32" Tucson tub c/w intergral skirt and tension curtain rod (as per plan) in main bathroom
- Neptune Amaze freestanding tub
- Single function tiled shower c/w Riobel GS shower trim
- Floor drain and 3piece bath in basement
- Kitchen to have Riobel Pro NJoy black pull-down faucet
- Laundry to have drop-in stainless-steel sink with Riobel Pro Jazz black faucet

Basement plumbing (For unfinished basement only):

- Rough-in only for 3-piece bath (unfinished)
- Floor drain c/w vacuum breakers
- Hook up water only to power vented hot water tank
- Submersible sump pump c/w check valve
- ¾" Watts regulator mixing valve installed as per plumbing code
- Pex Portable water system
- Tankless hot water heater-Reliance rental

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 ½" drywall with all insulated ceilings to be ½" 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
- 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

- Ground level basement stair- poplar stringers with carpet grade treads and risers (closed both sides)
- Upper level main stair- poplar stringers with carpet grade pine treads and riser exposed one side
- Railing: #100 poplar hand rail 9/16 round iron spindles

PAINTING

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

FLOORING

- Carpet-Second Level-All Bedrooms, Hallway, Master closet- Builders Allowance Tier 2
- Hardwood (Main Level- Foyer, Great Room, Dining Room in Kitchen, Kitchen/Pantry, Powder & Den) - Builders Allowance Tier 1
- Ceramic (Upper- Ensuite, Main bath, Main bath tub, Laundry Rm, Main-mudroom- Builders Allowance Tier 3

CABINETRY & COUNTER TOPS

- Kitchen cabinets & countertops, bathrooms vanities and laundry room cabinets, countertops & sinks allowance to be \$25,000

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 Cat 6 outlets.

***FINISHES ARE SUBJECT TO AVAILABILITY AND CAN CHANGE IF NOT IN STOCK**