

## **Standard Specifications For The Single Homes:**

### **Foundation and Concrete Floors:**

- \* 8" concrete walls 8'.
- \* 4" cloth covered drainage tile around perimeter of foundation.
- \* 3" concrete basement floor with trowel finish.
- \* 4" concrete garage floor with 4" slope trowel finish.

### **Exterior Finishes:**

- \* Aluminum vent soffits and fascia.
- \* Aluminum evestrough.
- \* Arriscraft Brick.
- \* Ostaco vinyl windows, Low E Argon Gas.
- \* Steel clad insulated doors with dead bolts.
- \* Garage door insulated with operators.
- \* Interlocking brick for front entrance.

### **Exterior Colour Package:**

- \* Purchaser can choose from the builder's exterior colour packages. The builder reserves the right to make the final selection in order to achieve desirable streetscapes.

### **Structural:**

- \* External wall construction is 2x6 kiln dried studs, 16" o.c.
- \* 7/16" exterior sheathing with typar, taped at joints.
- \* External garage walls, 2x4", 16" o.c.
- \* Internal walls are 2x4" 16" o.c. blocked at the halfway point.
- \* Internal basement walls 2x4", 24" o.c.
- \* Pre-engineered floor joist 16" o.c.
- \* Floor sheathing, 5/8" tongue and groove, O.S. B. nailed and glued.
- \* Manufactured trusses, 24" o.c. with raised heels for better insulation.
- \* Roof sheathing, 5/8" tongue and groove, OSB.
- \* 9' ceiling on main floor.
- \* Engineered steel posts and beams as per plans

## **Insulation & Vapour Barrier:**

- \* Exterior walls R-20 fibreglass batt insulation.
- \* Ceilings R-40 blown in insulation.
- \* Exterior basement walls R-12 fibreglass batt insulation to floor.
- \* 6 mil poly continuous vapour barrier.
- \* Floor headers R-20 foam.
- \* All windows and doors foamed.

## **Interior Finishes:**

- \* 3 1/4" aspen paint grade trim (casing).
- \* 4 1/4" aspen paint grade trim (base).
- \* All windows with sills.
- \* Manufactured kitchen cabinets by Ottawa Valley Kitchens.
- \* Hallways and doorways extra wide.
- \* Vaulted ceiling as per plan.
- \* 3/4" hardwood floors.
- \* Ceramic tile floors in bathrooms, laundry room and front entrance.
- \* Colonial style interior doors.
- \* Walls & trim one primer coat of paint and 2 coats finish.

## **Plumbing:**

### **Kitchen**

- \* Stainless steel double sink, moen Extensa one handle faucet with pull out wand.

### **Main Bathroom**

- \* One Mirolin 5' tub and shower unit with pressure balance shower.
- \* One American Standard Cadet elongated toilet with lined tank.
- \* One American Standard Aqualyn china basin 8" centre with Hampton series two handle lever faucets.

## **Master Bathroom**

- \* One Mirolin 4' Acrylic shower unit.
- \* American Standard pressure balanced shower control for 4' Mirolin.
- \* One American Standard Cadet elongated toilet with lined tank and seat.
- \* One American Standard Aqualyn china basin 8" centre with Hampton series two handle lever faucets.

## **Heating:**

- \* Armstrong 93% efficient gas furnace.
- \* Designed duct system complete with standard grills and diffusers.
- \* 2" ABS vent system.
- \* Gas pipe to run from meter to the furnace, water heater, fireplace, barbeque, dryer and range.
- \* low voltage wiring and drain.

## **HVR:**

- \* Vanee HRV.
- \* Exhaust duct system piped to bathroom, kitchen and laundry room.
- \* Fresh air duct tied into the return air of the furnace.
- \* Intake and exhaust hoods complete with insulated flex.
- \* Dehumidistat and timers for the bathrooms.

## **Air Conditioning (Anything manufactured as of January 1/2006 Mandatory 13-Seer):**

- \* Armstrong 2-ton condensing unit.
- \* 2-ton 13 seer A coil.
- \* Line set and drain.
- \* Patio stone and/or wall brackets.

## **Gas Fireplace:**

- \* Majestic gas fireplace.
- \* Direct vent kit to terminate through the roof.
- \* Gas pipe to run from the main line to the fireplace.
- \* Wall mounted thermostat.

## **Electrical:**

- \* One 100 amp underground main service c/w 40 circuit breaker panel from meter base inside.
- \* Total of 113 outlets for plugs, lights and switches (house & garage).
- \* Including fridge, dishwasher and 5 kitchen counter plugs.
- \* Including washer, range and dryer plugs.
- \* Including wiring for 3 phone outlets and 3 TV outlets.
- \* Included is one shower pot light in the master bath.
- \* Including six basement lights and two plugs.
- \* Including a pre-wire for a security system.

## **Stairs:**

- \* Hardwood stairs.
- \* Owner's selection of handrail from Builder's samples.

## **Closets:**

- \* Four shelf linen closet.
- \* Single and double closet rod systems with shelves in walk-in master bedroom closet as per plan.
- \* Single closet rod with shelf in all other clothes closets.

## **Landscaping:**

- \* Asphalt paved driveway.
- \* Inter-locking brick at front entrance as per plan.
- \* Fully sodded front and side yards.
- \* Backyard ready for topsoil.

### **Energy Star High Efficiency:**

- \* Every home will be qualified to meet the strict Energy Star for New Houses guideline, which means the home is significantly more energy efficient than houses that are built to standard building codes.
- \* The home will include energy efficient features such as airtight construction and ductwork, effective insulation, high-efficiency heating and cooling equipment, and high performance windows.

### **Warranty:**

McAdoo Construction Ltd. Homes are registered with Tarion and provide the following coverage:

- \* One-year comprehensive Builder's warranty covering defects in materials and workmanship.
- \* Two-year extended Builder's warranty covering water penetration, mechanical and electrical distribution systems, exterior cladding and Ontario Building Code Regulations.
- \* Seven-year warranty from Tarion covering Major structural defects.