

Don McAdoo Construction Ltd.
Presents
Energy Star Homes in Ashgrove Estates
Specifications for the Triplex, March 1, 2010

Foundation and Concrete Floors:

- 8" concrete walls 8'.
- 4" cloth covered drainage tile around perimeter of foundation, covered with 3/4" clear stone.
- Backfilled with clean course sandfill.
- 3" concrete basement floor with trowel finish, floor cut to make expansion joints.
- 4" concrete garage floor with 4" slope trowel finish, cut for expansion joints.

Structural:

- Engineered steel posts and beams as per plans.
- Pre-engineered floor joist 16" o.c.
- 9' ceiling on main floor.
- 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. are fire walls.
- Internal walls are 2x4" 16" o.c. blocked at the halfway point.
- Internal basement walls 2x4", 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, OSB 5/8" tongue and groove.

Exterior: Finishes: All colours chosen by the Builder.

- Cambridge shingles 30 yr.
- Shouldice Designer Stone metric Jumbo brick.
- Keystone over front window and door.
- Aluminum vented soffit and fascia.
- Aluminum evestrough and downspouts.
- Garage door insulated with one operator and remote.

Windows and Doors:

Ostaco windows.

- White profiled 4000 casement.
- 2 1/8" brick mould.
- Standard fold away handle.
- 3/4" return for wood build out.

Martin Doors.

- Main entrance M 1, 36" white door with a venting kit for the side lite.
- Rear door: M 4, 32" door.
- Garage Door Painted white 36" door with spring hinge.

Insulation & Vapour Barrier:

- Exterior walls R-22 Roxul batt insulation.
- Ceilings R-40 cellulose blown in insulation.
- Exterior basement walls R-14 Roxul batt insulation to floor.
- 6 mil poly continuous vapour barrier.
- Floor headers R-20 spray foam.
- All windows and doors foamed.
- Firewall between units.
- R 12 Safe and Sound Insulation.

Interior Finishes:

- All interior walls 9' with ½" drywall finish.
- 3 ¼" aspen paint grade trim (casing).
- 4 ¼" aspen paint grade trim (base).
- All windows with full sills.
- **Manufactured kitchen cabinets and vanities by Ottawa Valley Kitchens- allowance **\$15,000.00**.** Customer will visit their show room in Richmond to choose the cabinets, vanities and counter tops.
- **Paint:** one coat of primer and two coats of finish.
- **Three paint colours only.**

Plumbing:

- All ABS drainage and venting.
- Copper water piping with ¾" diameter hot and cold mains with ½" diameter branches to each fixture.
- Two non-freeze wall hydrants (outside faucets).
- Washing machine hook ups.
- One floor drain.
- Dishwasher hook up.
- Hot water heater hook up.
- Supply and install all valves, trim and accessories for a complete plumbing system.
- Hook up all fixtures as per fixture schedule.

Kitchen

- One Kindred double stainless steel 8" kitchen sink.
- One Moen Extensa kitchen faucet.

Main Bathroom:

- One 5' Mirolin tub/shower unit (no doors).
- One American Standard Hampton rough in and trim kit.
- One American Standard Cadet 3 elongated toilet with lined tank and seat.
- One American Standard Aqualyn china basin (8" centre).
- One American Standard Hampton 2 handle basin faucet, chrome or satin nickel finish.

Ensuite Bathroom:

- One custom built shower, 48" x 42"
- 36" glass shower door.
- One American Standard Hampton rough in and trim kit.
- One American Standard Cadet 3 elongated toilet with lined tank and seat.
- One American Standard Aqualyn 8" china basin with.
- One American standard Hampton 2 handle basin faucet, chrome or satin nickel finish.

Laundry Room on main floor:

- Washing machine box.

Lower Level:

- Three piece rough in for future bathroom.
- 2" celfort insulation and tubing for Radiant Floor Heat installed under concrete.

Heating:

Furnace:

- Armstrong 93% efficient gas furnace Model # G2D93CT060D12.
- One Designed duct system complete with standard grills and diffusers.
- ABS vent system.
- Gas pipe to run from the meter to the furnace and hot water tank.
- Low voltage wiring.

HVR:

- Vanee HRV Model # 90H.
- Exhaust duct system piped to bathroom, kitchen, and laundry room.
- Intake and exhaust hoods complete with insulated flex.
- Bronze series dehumidistat and timers for the bathrooms.
- Low voltage wiring.

Air Conditioning:

- Armstrong 1.5-ton 13-seer Condensing unit Model # 2SCU13LE118P.
- 1.5-ton 13-seer A Type evaporator coil Part # EU1P19NAN.
- Line set, low voltage wiring and drain.
- Patio stone and/or wall brackets.

Water Heater:

- 50-gallon power vented rental gas water heater Model # 6G50NVH-02 complete with all related plumbing and venting.

Electrical:

- One 100 amp underground main service c/w 40 circuit breaker panel from meter base inside.
- Total of 104 outlets for plugs, lights and switches (house & garage).
- Including fridge, dishwasher, microwave, and 4 kitchen counter plugs.
- Including washer, stove, and dryer plugs.
- Labour to install owner supplied light fixtures.
- Wiring for gas/oil furnace and gas/hot water tank.

Electrical Cont'd:

- ARC fault breakers for bedroom plugs as per code.
- Wiring for sump pump plug and HRV plug.
- Five pot lights outdoor in the soffit and seven pot lights in doors.
- Three interconnected smoke/co detectors.
- Wiring for three phone outlets and two TV outlets.
- Wiring for residential central air conditioning unit.
- Electrical safety authority inspection fees.
- Supply and install keyless lamp holders c/w lamps in the garage and unfinished basement.
- Supply and install kitchen under counter lighting.

Flooring: (Chosen from Builder's Selection).

- Ceramic Tile in the front entrance, laundry room, both bathrooms.
- Hardwood in the kitchen, great room/dining room, master bedroom/walk in closet, and den.

Stairs:

- Paint grade stairs with painted hand rail.

Closets:

- Single rod system with shelves in walk-in master bedroom closet as per plan.
- Single closet rod with shelf in front entrance closet.

Garage:

- Ceiling and three walls are drywalled and taped.
- Firewall between units.
- Garage drywall with two coats of paint.

Landscaping:

- Asphalt paved driveway.
- Inter-locking brick at front entrance.
- Fully sodded yards.
- 5' x 16' rear yard Privacy Fence between units.
- Metal window wells if required.

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.

Plans, specifications and materials are subject to availability: substitution and modification will apply without notice.

To make an appointment to discuss your home, please call 264-1172.

All measurements are approximate.

Extra Options to Purchase

Gas Fireplace in the Living Room:

- Gas fireplace with log kit.
- Direct vent kit to terminate through the roof.
- Gas pipe to run from the main line to the fireplace.
- Remote thermostat with blower.

**All trim in the basement is the same as the main floor.
Flooring is chosen from the Builder's selection.**

LOWER LEVEL

- Radiant Floor Heating connected to be working.

Stairs to Basement:

- Solid Oak stairs and railings.
- Three coats of varathane finish.

Family Room in basement:

- Laminate flooring with under pad.
- Drywall walls and ceiling.

Bedroom in basement:

- Laminate flooring with under pad.
- Drywall walls and ceiling.
- Walk in closet, 43 sq. ft.

Bathroom in basement:

- Ceramic tile.
- Three piece bath fixtures:
 - One Mirolin tub/shower unit (no doors).
 - One Moen Poi-temp rough in and trim kit.
 - One Vortens Vienna elongated toilet with lined tank and seat.
 - One Mirolin china basin (4" centre).
 - One Moen Chateau single lever basin faucet in chrome.