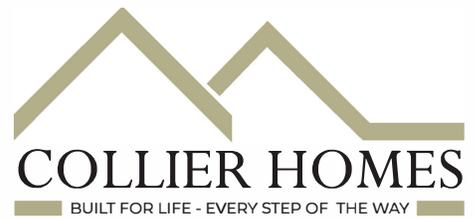


specification *sheet*



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Exterior Features

- Building permit and levies included.
- Sanitary sewers, water and gas, underground hydro, telephone, cable TV.
- Paved street with curb, gutter, sidewalk and street lights as per subdivision plan.
- Entire lot to be graded and fully sodded
- Concrete foundation, basement and garage floors.
- Clay brick per selection from suppliers' samples.
- Insulated Fibreglass Exterior Doors.
- 2 Exterior water taps.
- 2 Waterproof exterior electric outlets.
- All exterior windows triple glass.
- Screens on all operating windows.
- Insulating glass patio doors complete with screens, where applicable.
- Limited lifetime asphalt roof shingles.
- Pre-finished maintenance free aluminum/vinyl seamless eavestrough, soffits, & fascia.
- Poured concrete porch and patio stones to driveway.
- Paved asphalt driveway

Heating System

- High-efficient forced-air natural gas furnace, sized for each home.
- Insulation to approved standards.
- Air Conditioning, sized by HVAC plan.

Kitchen

- High quality custom-built kitchen cupboards with a selection of styles and finishes.
- Under cabinet strip lighting.
- Quartz counter tops.
- Two speed range hood.
- Double stainless steel sink.

Bathrooms

- White/bone fixtures in all bathrooms.
- Custom built vanities with arborite roll-tops.
- Quality washerless faucets.
- Fiberglass tub enclosures.
- Power exhaust fans.
- Mirrors above vanities.

Interior Features

- 2-3/4" MDF casing and 5" baseboard.
 - R28 main floors, R28 2nd floors, R22 Basement and R60 insulation in Attic.
 - 2 Coax and 2 Cat6 cables.
 - Electrical outlets as per Ontario Hydro specs.
 - 3/4" Subfloor Glued and Screwed per O.B.C
 - 7/16" Roof sheathing per O.B.C
 - All light fixtures and door chimes supplied and installed by Vendor.
 - Colonial painted trim and series 800 doors
 - Interior walls of living area and garage to be drywall.
 - Half inch gypsum board screwed on walls.
 - All walls painted two coats, three colours throughout.
 - Flat ceilings in bathrooms and laundry. Textured ceilings in remainder.
 - Energy efficient Drain Water Heat Recovery where applicable.
 - Heat Recovery Ventilation System (HRV).
 - Tankless rental gas water heater.
 - Builder grade tile in bathrooms, laundry, foyer/mudrooms.
 - Builder grade laminate in kitchen, common areas and applicable hallways. All other flooring including stairs to be builder grade carpet.
 - 8' walls, 7'10" FDN height.
- *The extent of all flooring materials is defined by the Vendor*

Garages

- Poured concrete floors.
- Painted steel sectional doors.
- One garage door opener included.
- Interior walls, drywalled & painted.
- Electrical outlet, overhead light.
- Walls painted standard colour.

Miscellaneous

- 200-amp electric service with breaker panel-copper wiring.
- Heavy duty receptacle for clothes dryer and stove.
- Standard plastic laundry tub included.
- Water and gas meters installed by local utility providers.
- Location as per utility policy.
- Rough-in for 3 pc washroom in basement.
- Basements studded, with R22 insulation.
- Soil Gas Mitigation system.