



# Specification sheet

## *Bronze*

### 1. **Basement**

18"x8" or engineered specified concrete (32 mpa) footings; 8" concrete (32 mpa) foundation wall with two rows 10 mil rebar; 4" concrete floors (25 mpa) poured over compacted sand and 6 mil poly; damp proofing sprayed on exterior walls; 4" weeping tile pile around perimeter of foundation width 6" washed rock; basement walls framed with 2x4 K.D spruce 24" O.C with R-12 insulation

### 2. **Framing and Roofing**

Engineer floor system; 23/32" T&G O.S.B. sub floor screwed and glued; 8mm U-Lay underlay for lino areas; exterior walls 2 x 6 K.D. spruce studs at 16" O.C.; 3/8" O.S.B. sheathing on walls; interior walls 2 x 4 K.D. spruce studs at 16" O.C.; engineered roof trusses; 7/16" O.S.B. sheathing c/w "H" clips; IKO Aristocrat or BP Rampart 25 year roof shingles; 40" peel stick membrane

### 3. **Plumbing**

PEX Home Run water lines; 2 non freeze lawn services; natural gas 40 US gallon high efficiency hot water tank; sump pump in basement

### 4. **Heating and Electrical**

95.5 % High efficient furnace c/w humidifier; 100 amp-30/60 circuit panel; smoke detectors; roughed in plug for garage door opener; two exterior plugs; roughed-in security system; roughed-in vacuum system

### 5. **Exterior Features**

Maintenance free, double glazed PVC; maintenance free vinyl siding; maintenance free aluminum soffits; fascia and eavestrough; insulated front and back steel doors; insulated garage door c/w raised panels; pressure treated wood front steps; driveway poured to width of garage door; 10 mil rebar and 4" concrete duramix, sidewalk poured and duramix rebarred into grade beam on 12" x 12" piles

### 6. **Kitchen**

Custom made oak or thermafoil cabinets; microwave shelf with separate electrical circuit; Delta taps; double stainless steel sink; spacious pantry

### 7. **Ensuite and Bathroom**

Custom made maple, oak or white cabinets; china basins; Delta taps; large full width mirrors; fiberglass tubs; fiberglass shower with glass doors; ceramic tile finish around tubs and showers

### 8. **Drywall**

Square corner drywall bead w/ standard texture

### 9. **Carpet and Flooring**

Installed 36 oz Adventure II, or Mysticpoint Berber carpet with upgraded 8.5-lb BHT free underlay; Custom Floor lino in front foyer, kitchen and bathrooms as per plan.

### 10. **Doors and Closets**

Craftmaster closets and doors; upgraded wood shelving in all closets, pantries and linen closets.

### 11. **Interior Finish, Lighting Hardware and Paint**

Doors with Weiser hardware; front entry door set complete with dead bolt; white 2 1/4" casings & baseboards; one finish coats and one primer coat on all walls and woodwork; generous light package allowance; stub wall capped and to have paint grade handrail.

### 12. **New Home Warranty**

Your Home is Protected by a 1 Year Materials & Labour Warranty, 2 year Mechanical Systems Warranty, 5 year Foundation Water Penetration Warranty and a 10 Year Structural Defect Warranty

- Artisan Homes Inc. reserves the right to substitute material and features with equivalent without notice.
- June 2009