



# Specification sheet

## *Silver*

### 1. **Basement**

18" x 8" or engineered specified concrete (32 mpa) footings; 8' concrete (32 mpa) foundations wall with four rows 10 mil rebar; 4" concrete floors (25 mpa) poured over compacted sand and 6 mil poly; dampproofing sprayed on exterior & interior walls; 4" weeping tile pipe around perimeter of foundation with 6" washed rock; basement walls framed with 2 x 4 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 and stick membrane

### 3. **Plumbing**

PEX Home Run water lines; 2 non freeze lawn services; high efficient natural gas 50 US gallon hot water tank; sump pump in basement.

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

95.5 % High efficient furnace c/w humidifier; direct vent gas fireplace as per plan; 100 amp-30/60 circuit panel; smoke detectors; garage door opener c/w two controllers; two exterior plugs; Christmas lights plug-in; roughed-in security system; roughed-in vacuum system.

### 5. **Exterior Features**

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

### 6. **Kitchen**

Custom made maple, oak or white cabinets; choice of tile for backsplash; microwave shelf with separate electrical circuit; single lever Delta taps; double stainless steel sink; spacious pantry.

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

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

### 8. **Drywall**

Soft line (round) corner drywall bead; California or splatter texture on ceilings; 9' main floor ceilings.

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

Installed Bristol III 36-oz. nylon, Contours or Cabaret Berber carpet with upgraded 8.5-lb. BHT free underlay; Rustic 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; 3 1/4" baseboards; two finish coats and one primer coat on all walls and woodwork; generous light package allowance with decora switches; interior rail to be maple, oak or paint grade with decorative iron spindles.

### 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