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**We offer a true custom home building experience, without exception.**

## **SILVER SPECIFICATION**

### **Interiors**

#### **Kitchen**

Custom made Thermafoil cabinets, microwave shelf with separate electrical circuit, single lever Delta tap, double stainless steel sink, laminate countertops and spacious pantry

#### **Ensuite and Bathrooms**

Custom made Thermafoil cabinets, drop in china basins, fiberglass soaker tub, fiberglass shower with glass pivot door, full width mirrors and ceramic tile finish around tubs and showers

#### **Flooring**

Installed 36 oz. Adventure or Mysticpoint Berber carp with 8.5 lb BHT free underlay, Customflor lino in front foyer, kitchen, baths, mudroom and laundry

#### **Interior Finishes**

Corner bead and splatter texture ceilings, 3 coats of paint, Painted wood shelving throughout **NO WIRE SHELVING!** 3 1/4" baseboards, 2 1/4" casings, Jeldwyr interior doors with Taymor doorknobs and locks, a generous \$0.50 per square foot lighting allowance, capped stub wall with paint grade handrail

#### **New Home Warranty**

1 year materials and labour, 2 year mechanical systems, 5 year foundation water penetration & 10 year structural defect

### **Exteriors and Structure**

#### **Exteriors**

Double pane, sun stop, argon filled vinyl casement windows, insulated steel front and rear doors, insulated garage door, standard vinyl siding, full width driveway, 20 year shingles, maintenance free trim, soffit and fascia, pressure treated wood front steps

#### **Plumbing & Heating**

95.5% maximized fuel efficiency Energy Star Rated furnace, 40US gal mid efficiency hot water tank, envelop seal to windows and doors to prevent moisture and air penetration

#### **More**

Roughed in vac and security, 2 weather proof exterior plugs and 2 hose bibs, floor drain to any second floor laundry

#### **Structural**

18"X8" or engineered specified concrete (32mpa) footings, 8' concrete foundation with 2 rows of rebar, 4" concrete floors poured over compact sand and 6 mil poly, damp proofing on exterior walls, weeping tile with 6" washed rock, basement walls framed with 2X4 K.D. spruce 24"O.C. with R-12 insulation, 8' main floor

#### **Framing and Roofing**

Engineered floor system 23/32" T&G, sub floor glued and screwed. Exterior walls 2X6, 16" O.C. Engineered roof trusses, R40 ceiling insulation.

- This specification sheet is for marketing purposes and is subject to change without notice. Please refer to detailed specification sheets for clarification.