

FEATURES

PG. 1 OF 2

KITCHEN FEATURES

- Custom designed **Contempra melamine cabinets**
- **Quartz kitchen countertop** in decorative colours
- Double-basin under mount stainless steel sink
- Single handle Kitchen pull down faucet
- Exterior vented **range hood**

BATHROOMS

- **Contempra melamine vanity cabinets**
- **Laminate counter tops** with contemporary edge profile in decorative colours
- White 6 litre flush toilets w/lined tanks
- Drop-in type white oval sinks in main baths
- Chrome sink faucets and matching tub/shower controls
- Pop-up drains on all sinks and tubs
- Centrally ventilated to exterior
- One-piece 5' tub/shower in all main baths
- One-piece 5' shower in all ensuite baths (for applicable models)

LAUNDRY AREA

- Standard drain and taps for washer - location as per plan

FLOORS

- TJI floor joists on laminated beams
- Premium grade 3/4" tongue and groove sub floor; glued and screwed down
- 3/8" high density board under vinyl flooring

FLOOR COVERING FEATURES

- Stain resistant **carpet** with 7lb foam **underpad**
- Low maintenance **vinyl flooring**

INTERIOR FINISHING

- Painted flat profile white trim including all baseboards and casings
- Five - panel, smooth style passage doors
- Satin Nickel door handles
- Privacy lock to master bedroom and all bathrooms

- Chrome bath hardware
- Weiser SMTK deadbolt for security on main floor entry doors
- Interior walls painted with primer coat and **one finish coat**
Dulux Diamond matte finish paint in standard builder colour.
- Flat-latex painted ceilings throughout all living areas
- Wire shelving in closets

DRYWALL & INSULATION

- ½" sag resistant drywall on interior ceiling, ½" drywall on walls, double layer fire resistant drywall on all demising walls
- 6 mil C.G.S.B. poly on ceilings and exterior walls
- R20 fiberglass insulation on exterior walls
- R50 loose fill attic insulation
- Caulking applied on top and bottom plates to minimize heat loss and air infiltration
- Electrical pans to minimize draft at electrical outlets through exterior walls
- Insulation stops at cantilevered trusses and minimum 12' heel height where required to accept R50 insulation

EXTERIOR FEATURES

- Vinyl siding with brick details at front elevation and composite board trims (variation depending on model)
- Glass and metal railings at main entries (variation depending on model)
- Pre-finished aluminum fascia, soffits, eavestrough and downspouts
- 20 year manufacturer's warranty against peeling and flaking on pre-finished aluminum
- Tri- pane, Low-E, with Argon PVC windows and doors with manufacturer's limited lifetime warranty on seal and hardware

NOTE: All bolded items with the specifications have optional upgrades. Please see your sales consultant for available options. Any options not included in these lists are subject to a \$250 administration fee.

The Builder reserves the right to make modifications and changes to the information contained herein. Errors & omissions excepted. Changes to materials specifications to be of equal or similar value. February 19, 2016.

FEATURES

PG. 2 OF 2

ELECTRICAL & MECHANICAL

- Decora Switches and plugs throughout
- Safety ground fault outlet in all bathrooms
- Ground fault exterior outlets as per plan
- Cable ready for MTS & Shaw; with blank wall plates for telephone, internet & cable TV outlets, 1 in living room, 2 in master bedroom, 1 in bedroom
- Pre-wired for future **alarm system**
- Smoke detectors direct wired (as per building code)
- 220 volt service for stove & dryer
- 40 gallon electric hot water tank
- Copper wiring throughout
- Aqua Pex water lines are ½" with ¾" main line
- Shut off valve for all interior taps
- Rough-in plumbing for basement bathroom
- All galvanized heating ducts
- High Efficiency gas furnace
- Programmable Thermostat
- Central exhaust system with automatic controls
- Central air conditioning system (optional)
- Heat Recovery Ventilation System
- Power vacuum all ducts prior to possession
- Lighting package (as per plan)

FOUNDATION

- Steel reinforced basement wall on reinforced concrete pile foundation. Basement floor concrete slab on grade.

Basement concrete floor slab on grade is subject to movement depending on soil conditions. The builder cannot warrant against variation in floor level or minor cracking that might occur.

WOOD FRAMING

- Exterior walls 2" x 6" wood stud framing
- 7/16" oriented strand board sheathing (OSB)
- Special attention to seal top and bottom plate to minimize heat loss
- All demising walls between living areas double 2"x4" stud walls, sound batt insulation and double layer of type x 5/8" drywall both sides.

ROOF

- Engineered roof trusses, 24" o.c.
- 7/16 oriented strand board (OSB) sheathing with H clips for stability
- Laminated Shingles

SERVICES & UTILITIES

- Location of all underground electrical lines, surface transformers and other electrical equipment determined by Manitoba Hydro engineering department.
- Professionally designed land drainage plan & site services system

SITE GRADING & LANDSCAPING

- Completion of landscaping in central parking lot and common area as per construction schedule and as weather permits

GENERAL INFORMATION

Concrete walls, parking pads and sidewalks are affected by unpredictable ground movement which is an inherent characteristic of local clay soil. The Builder therefore cannot warranty these items for cracks and shifting. Exterior building finishes and landscaping will be completed as weather and construction schedule permits. Due to ongoing research and analysis, plans, specifications, materials and elevations are subject to change at the Builder's discretion. The builder also reserves the right to make substitutions in the event of shortages in supply of materials. Substitutions will be of equal or better quality and meet the requirements of the National Building Code.

NOTE: All bolded items with the specifications have optional upgrades. Please see your sales consultant for available options. Any options not included in these lists are subject to a \$250 administration fee.

The Builder reserves the right to make modifications and changes to the information contained herein. Errors & omissions excepted. Changes to materials specifications to be of equal or similar value. February 19, 2016.