



BLOCK 133/134 TOWNHOUSES WILKERSON STREET

Exterior

- **Fully sodded lot** graded to approved site drainage plan
- Double glazed white vinyl windows with screens on all operable windows
- 47"x32" **Legal Egress** white vinyl slider foundation windows as per drawings
- **Fiberglass 2 panel front door** and door into garage from house.
- All exterior doors, windows, joints and vents fully caulked
- **Owens Corning Duration Series Shingles Limited Lifetime Warranty**
- Maintenance free **vertical & horizontal** vinyl siding as per plan with aluminium soffits, fascia, eaves trough and downspouts, vinyl shakes as per plan
- Stone skirting on first floor front as per drawing.
- **Insulated Pre-finished embossed wood grain steel sectional garage overhead door**
- **10' x 8' pressure treated wood deck with stairs and railings (if grade requires)**

Concrete & Framing

- 8" poured concrete foundation
- Exterior foundation Delta drainage layer
- Poured concrete basement floor, garage, and porch
- 2" x 6" exterior walls with batt insulation – Except Garage
- **Engineered roof trusses with ½" plywood sheathing with 10/12 2nd Floor Roof Pitch**
- **2" x 10" floor joists with wood blocking and 3/4" T&G high performance super O.S.B plywood, glued and screwed**
- **9' Main Floor Ceilings, 8' 2nd Floor Ceilings**

Insulation & Drywall

- **Garage fully drywalled and one coat of paint (colour determined by builder)**
- **Smooth ceilings throughout**
- **Basement - 2x4 fully studded exterior walls with R22 batts**
- R12 Fiberglass batts to basement exterior walls ("bricked in" behind strapping)
- R12 Fiberglass batts to basement strapped foundation walls (in front)
- R28 Fiberglass batts to main and basement header
- R60 blown fiberglass to flat attic
- R22 Fiberglass batts to exterior walls above basement
- 5"+-1/4" 2lb PUF to garage floor/ceiling assembly

Electrical

- **200 amp panel**
- Interconnect smoke detectors, 1 per floor level and bedrooms
- Carbon monoxide detectors located per code requirements
- G.F.I plugs as per code
- 2 exterior weatherproof G.F.I plugs
- 220 volt stove and dryer receptacles
- Electrical plug and low voltage wiring for future garage door opener
- Doorbell installed with one button at front door
- Keyless light fixtures in all unfinished areas
- **\$650 lighting allowance** for exterior lights and all interior lights in finished areas.
Includes applicable taxes.
- Electrical Wire for Future Dishwasher
- 6 Communication Outlets (phone or cable)
- **2 USB outlets**
- Roughed in Central Vac to Basement Only
- Security Rough-in for future control pad

Plumbing

- **3 piece rough-in for future bathroom in basement** (waste and vent line only)
- Sump pump connected to foundation drainage tile
- **One piece acrylic tub/shower combo**
- **One piece acrylic shower stalls with cap and slider doors (where applicable)**
- **Elongated Right Height Seat Toilets**
- **China vanity sinks**
- **Moen Eva chrome one-handle low arc bathroom faucet**
- **Moen Eva chrome Posi-Temp tub/shower faucet**
- All bathroom fixtures are white
- **Moen Spot Resist Stainless Camerist Pullout Kitchen faucet**
- **8" Deep Double stainless steel sink**
- Plumbing connection under kitchen sink for future dishwasher
- Hot and cold water connection and waste line for future washer
- 2 Exterior hose Bibbs – one in the garage and one at the rear

Mechanical

- **Carrier Performance Series** High efficiency forced air gas furnace
- **Lifebreath HRV**
- **Carrier Comfort Series Central Air Conditioner**
- **Carrier COR Wi-Fi Thermostat**
- Power vented gas water heater (rental)
- All bathroom exhaust fans vented to exterior
- Kitchen exhaust fan vented to exterior (hood fan not included)
- Dryer vent sleeve for future dryer

Interior Trim, Cabinets & Countertops, Flooring

- **42" Upper Cabinets Stained or Painted with island**, thermal wrap finish on vanities, laminate countertops throughout.
- **Soft close** on all cabinet doors
- Embossed interior doors and bi-folds 2-Panel
- 2 ¾ casing and 4" baseboards throughout
- All knee walls have wood cap and trim
- Paint grade spindles and railing painted white
- Weiser Phoenix or Fairfax Interior and exterior door hardware in Satin Nickel
- **Wire shelving** in all closets, including linen closets
- Mirrors in all bathrooms sized to vanity
- **12" x 24" or 18" x 18" Richmond Reflections Stone Trends LVT in foyer, kitchen and baths.**
(if applicable)
- **Richmond Laminate flooring or Dubai vinyl plank in greatroom.**
- **Carpet on stairs, 2nd floor hallway, bedrooms and closets.**

Painting

- All doors, trim, ceilings and closets painted white
- 1 (One) interior wall colours; darker colours may be extra
- Exterior doors and frames to match exterior vinyl colour (except garage overhead door)

NOTE: All selections are to be selected from the builder's standard sample boards and are subject to being chosen by the purchaser on time. All selections are subject to change without notice. Changes may occur due to the Building Code Requirements and product availability – builder may substitute products of same or greater value. Decorator items seen in model homes such as mirrored doors, darker paint colours, upgraded flooring, cabinet features and countertops, columns, wallpapers, bathroom toilet paper holders, towel bars, framed mirrors, light fixtures, furniture, accessories, or appliances, and side or rear steps at exterior doors are non-standard items and are NOT included in base price. Lot Premiums are NOT included in the base price.

April 4, 2019