

Foundation

- Engineered soils tests
- Under-slab radon rough-in
- 4" rigid insulation under basement floor slab

Framing

- All walls that meet or exceed 11' in height will be engineered tall walls
- Double 2" x 4" staggered spruce studs at 12" on centre
- 23/32" EDGE Gold Sub-floor

Mechanical

- **Waterline to fridge**
2 non-freeze hose bibs c/w shut-off valves
3-piece rough-in double plumbing in basement
Pfister™ polished chrome single-lever faucets in bathrooms
Hytec one-piece bathtub/shower
- **Nordic Maritime R-Series two-stage geothermal heat pump**
- **Hero 150H high-efficiency HRV (heat recovery ventilation system)**
- **Nest Touchscreen programmable thermostat with Smart Room occupancy detection**
120 Amp, 24/48 circuit panel
Exterior outlets as per plan and ground-fault circuit protection
Cat5 and RG6 wiring to Great Room and Owner's Suite
- **2 USB plugs in Owner's Suite and 1 USB plug in Kitchen**

Insulation / Drywall

- 2lb spray foam in Mechanical Room rim joist and cantilevers
- Low expansion spray foam around all windows, doors, and attic access hatches
- Splatter-coat texture ceiling throughout
- **Rounded softline on all 90 degree wall corners**
Exterior walls have effective R Value of R30, Ceilings R50

Interior Finishings / Ceramics

- 3 Coats of wall paint in all developed areas
- Unfinished basement stairs are painted (1 coat)
- **Interior finishes to be selected at Design Centre**
One row of white 6" x 6" ceramic tiles in all tub/shower surrounds
- **Tile backsplash in kitchen (see current samples for available styles and colours)**

Cabinets / Countertops

- Gem Cabinets (see current samples for available styles, colours, and handles)
- **Quartz countertops in kitchen & bathrooms (see current samples for available colour selections)**
- **Soft-close cabinet doors and drawers in kitchen**

Floor Coverings

- Vinyl plank flooring – locations as defined on Master Plan
- **Top-mount, matching wood air registers on all vinyl plank**
Carpet in all bedrooms, stairs, hallways – exact locations as defined on Master Plan
- **8lb cushion underlay**
Vinyl tile in all 2nd floor bathrooms (main floor is vinyl plank)

Exterior

- Engineered precast concrete
- Dupont Tyvek™ home-wrap to exterior of building
- **Fiberglass, insulated front door (3'6" x 8'0")**
Double-pane glass with Low Emission glazing and argon gas fill (in applicable locations)
- **Full yard landscaping and fencing**
Composite rear deck (size as per plan)



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