

# Semi-Detached LUXURIOUS SPECIFICATIONS



## LANDSCAPING

- Full underground services including natural gas, cablevision, telephone, municipal water, sanitary and storm sewers
- Paved driveway
- Sod in front, side and back yard
- Lot to be graded as per approved grading plan
- Surveyor's certificate of property location
- Foundation soil test by engineer (for each individual lot)
- One tree in front yard
- Pressure treated wood deck at rear (as per Builder's plans)

## FOUNDATION

- 8" poured footing and cement walls (reinforced with rebar) as per engineers soil test requirements
- 3" poured concrete basement floor
- Waterproof foundation wall with an impervious drainage layer that is applied to the exterior foundation
- Drainage tile at perimeter
- 4" garage floor concrete reinforced with fiber mesh and broom finished
- Poured concrete front porch with broom finish
- Parging (sand finish) on exterior foundations walls
- Steel window well (where applicable)

## FRAMING

- 9ft ceilings on main level
- Kiln dried lumber
- Exterior walls 2" x 6" wood studs at 16in centre with 5/16 aspenite sheathing
- ALL interior walls – 2" x 4" @ 16" O/C KD lumber
- Engineer approved roof trusses with 7/16" sheathing with "H Clips"
- 5/8" T & G floor (glued, nailed, screwed, and sanded)
- Perimeter basement walls full height 2" x 4"
- Steel beams and teleposts as per plan
- Floor joist as per building code requirements
- Typar house wrap moisture barrier
- All ceiling strapped with 1" x 3" spruce strapping at 16" c/c

## INSULATION

- Basement – R12 - Full height of basement wall
- Walls – R22 R-30 Batt Insulation
- Ceiling (Attic) – R50 Blown Insulation
- Garage with finished area above garage- R-40
- All wood joints to be caulked for proper seal
- Steel insulated exterior doors
- Acoustical Caulking
- Double weather stripping to all exterior doors
- 6 mil vapor barrier
- "TYVEK" on exterior walls

## DRYWALL

- Drywall to all walls and ceilings for finished area
- Drywall on garage walls & ceiling
- 1/2 regular drywall in house: 3 coats and sanded
- Wall between house & garage: 1/2 drywall joint one coat
- Garage ceiling: 1/2po. Drywall- joints one coat
- Waterproof drywall at tub or shower enclosures

## PLUMBING

- Main bathroom- designer glass shower (as per plan)
- 2nd bathroom designer white acrylic bathtub as per plan
- Powder room with vanity (as per plan from Builder's sample)
- 6 liter elongated toilet bowl
- High efficiency hot water tank (rental)
- Automatic washer tap & drain under kitchen sink
- Weatherproof exterior service taps in garage & rear
- Double kitchen sink with vegetable spray, stainless steel
- Chrome Brush nickel finish faucets
- Water conserving shower heads
- Pressure balance for all showers
- 36" shower includes shower door as per plan
- Dishwasher rough-in
- Connection for washer hook-up and drain
- Water piping pex plastic
- Complete bathroom in basement (3 pieces)
- 3 central vac rough-in

## HEATING

- High efficiency gas forced air furnace (24 hours emergency service)
- Power vacuum cleaning of furnace and Ductwork
- Ductwork sized for future air conditioning
- Electrical & Direct venting for future microwave/hood fan
- HRV
- Hygrometer provided with each home
- Programmable thermostat

## ELECTRICAL

- 100 amp electrical panel
- Copper electric wiring throughout
- Heavy duty cable outlets for stove and dryer
- Door chime
- Front & Back weatherproof exterior receptacle
- Dryer cable and receptacle
- Exhaust fans in ALL bathrooms
- Ceiling receptacle for future garage door opener
- Light fixtures chosen by Vendor
- Standard exterior light fixtures
- Make-up bar lightings in all bathroom
- 6 basement receptacles
- White DECORA light switches and outlets
- Smoke & Co<sup>2</sup> detectors interconnected as per code
- Kitchen two speed hood fan ducted to exterior
- 4 phone outlet CAT 5E
- 4 Coax outlets RG 6 quad
- 2" PVC conduit to attic

## DOORS

- EXTERIOR: Front Entrance: Black colonial steel insulated door (full clear glass with Prairie Bars) c/w PVC Covered wood frames
- INTERIOR: Colonial Doors
- PATIO: 6 ft Thermo sealed vinyl sliding Patio door with screen (as per plan)
- GARAGE: R12 Insulated pre-finished metal with aluminum covered jamb for low maintenance & weather stripping
- CLOSETS: Colonial doors (c/w ball catch) or bi-folds as per plan

## HARDWARE

- EXTERIOR: Nickel or equivalent entrance sets with deadbolt
- INTERIOR: Nickel lever or equivalent for passage and privacy
- Grip set at front entrance door
- Self closing device on door from house to garage

## WINDOWS

- PVC energy star Low E Windows – casement c/w extended manufacturer thermos warranty
- Oversize basement windows
- Vinyl thermos sliding windows in basement as per plan
- All operable windows and patio door include screens

## EXTERIOR FINISHES

- Brick or stone front (As per plan)
- CanExcel or equivalent siding – maintenance free
- Maintenance free aluminum soffit & fascia
- Complete exterior caulking
- Roofing 25 years with wide variety of colors
- Maximum roof ventilator
- Vendor selected exterior colour package

## INTERIOR FINISHES

- MDF 2 2/3" casing and 4 1/8" baseboards and quarter round on all floors
- Smooth Ceiling finish
- Mirrors with decorative rounded corners in all bathrooms
- Ceramic tile tub surround up to ceiling
- Shaker door style kitchen cabinet (as per Builder's samples)
- Quartz counter top (kitchen and bathroom) as pre-selected from Builder's samples
- Hardwood flooring (main floor)
- Carpet flooring (2nd level and basement)
- Ceramic tiles for kitchen, entrance and bathrooms
- Carpet stairs

## PAINTING AND DECORATING

- Quality paint to all wood trim and walls, egg-shell finish or equivalent. Pre-packaged choice from Builder's samples

## STAIRS AND RAILINGS

- Custom made plywood stairs with sides covered in carpet
- Solid maple handrail (natural finish) with wrought like black metal spindles

## CABINETS AND VANITIES

- Pre-selected designer custom kitchen cabinets with granite counter top
- Crown moulding on upper cabinet
- Valence under upper cabinets
- Kitchen cabinets includes dishwasher opening and row of drawers
- Pots and pans drawers (where applicable)
- Main bathroom, 2nd and 3rd bathroom and ensuite c/w vanity drawers and granite counter top
- Quality furniture finished for vanities
- Modern hardware
- Self closing doors

## WARRANTY

- One year Builder's warranty on materials and workmanship
- Two years Builder's warranty on basement/water infiltration, mechanical, and exterior envelope
- 7 years Ontario New Home Warranty Program (TARION)
- Customer deposit covered up to \$40,000

## MISCELLANEOUS

- Tarion new warranty program registration fees paid by Attollo Home
- Property survey fees paid by Attollo Home
- All exterior and interior materials are to be pre-selected from Attollo Home samples
- Plans, prices and specifications are subject to change without notice

## NOTES

- All homes will be registered in the Tarion Corporation, formerly Ontario New Home Warranty Program which carries a limited seven year warranty
- One year all inclusive builder warranty, 2 year mechanical and electrical warranty and 7 year structural warranty
- All construction to meet or exceed Ontario Building Code or the requirements of any authority having jurisdiction
- Some minor variation may occur in finishing materials and components as a result of normal production and manufacturing processes. Color variation and tonal characteristics of stain and wood grain pattern on wood work may vary somewhat from samples and even within an actual installation. This is considered to be a normal characteristic of natural wood products.
- Products that come in sheets such as resilient flooring, carpet and plastic laminate may be seamed under certain installation conditions.
- Grade controls of the site and individual lot conditions may result in some variation to the height and/or number of entry steps to the building and walkways
- A selection of optional features and upgrades is available through the builder so that each home may be personalized to individual requirements. The builder will price these requirements subject to construction and "cut-off" dates.
- Dimensions are approximate and may vary from plans due to site conditions
- Plans, specifications, materials, options and features are subject to change without notice
- Model homes may display some features and finishes which, if not specified above, may not be included
- No changes can be made to structural or other selections after applications for building permit has been submitted
- Drop ceilings, bulkheads, false walls, vertical chases and enclosures indicated on the plan may change without notice and will be place where required and at the sole discretion of Attollo Homes
- Colour selection packages and upgrades must be confirmed on date of notification by Purchaser



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HOMES