

### Construction Specifications

- Constructed according to the National Building Code of Canada.
- 16" wide concrete footing
- 8" thick concrete foundation walls, damp-proofed before backfill.
- 3" thick concrete floor on crushed stone base in basement.
- R-40 in attic.
- Exterior above grade walls constructed with 2"x 6" studs that offer 24" centers.
- Interior walls constructed with 2" x 4" studs that offer 16" centers.
- Floor joists are 14" I-Joists with a maximum of 16" center.
- Dwelling complete with 1/2' gypsum board, and 5/8 fire rated gypsum.
- Wall, Roof & Floor sheathing to be one of, or combination of the following: Plywood, AdvanTech sheeting, Goldedge sheeting, and /or T&G lumber, at Vendor's choice.
- Pre-engineered roof trusses.
- 4" weeping tile.
- Bearing walls as required.
- The floor and ceiling will have a sound transmission class rating of 53 and the demising wall between the Condominium Unit and an adjacent unit will have a sound transmission class rating of 57.

### Exterior Specifications

- Vinyl siding and soffit, metal fascia, colour selections determined by Vendor.
- Front steel door exterior solid colonial, rear sliding patio door will have fixed window each with weather stripping; exterior doors will be factory primed, with exception of front exterior door to be painted black.
- Maintenance free vinyl windows; measurements as per Vendor's specifications.
- 25 year warranty asphalt shingles.
- Each dwelling will have an exterior faucet in the front and the rear
- Patio deck to be pressure treated. All pressure treated wood installed by Vendor requires Purchaser to apply repellent sealant to prevent wood from deteriorating as per manufacturer's instructions.
- Exterior walls wrapped in breathable building paper.
- Pewter locks & deadbolts on all exterior doors.

### Interior Features

- Solid wooden handrails on stairways as per plans
- Colonial style baseboards; colonial style casing on all walls and doors.
- Pewter finished hardware throughout
- Interior walls to be painted with 2 coats of premium quality latex (eggshell) paint; choice of 3 colors from Vendor selections.
- All ceilings, trims and closets painted in white.
- Attic hatch.
- Round interior drywall corners.

## **Kitchen**

- Choice of countertops/cabinetry from three Vendor selections.
- Double stainless sink with quality faucet.
- Heavy duty receptacle for stove.
- Dedicated electrical outlet for fridge.
- Dedicated electrical outlet for microwave.
- Rough-in wiring and plumbing for dishwasher included if required.

## **Bathroom Fixtures & Plumbing**

- Standard white bathroom fixtures as per Vendor's selection
- Privacy locks on bathroom.
- Quality 2 handle faucets.
- Pressure balanced tub and shower faucet.
- White fiberglass tub in main bathroom with surround, and corner shower in ensuite with glass doors.
- Vanity countertop / cabinetry selection to coincide with kitchen selection.
- Purchaser responsible for bathroom accessories such as shower curtain, towel rod bar, mirrors, etc.

## **Heating /Insulation**

- R-20 Batt insulation in walls; R-40 Blow-in attic.
- 40 gallon water boiler.
- 6 mil vapor barrier in all joints and penetrations.
- All windows & doors sealed with spray foam.

## **Mechanical/Ventilation**

- Heat recovery ventilation system.
- Washer and dryer hook-up to be provided.
- Bathroom vented to HRV and vented range hood where possible.

## **Electrical**

- Circuit breaker panel with 125 amp.
- Smoke detectors.
- Electrical outlet in bathroom includes ground-fault interrupters.
- White toggle switches throughout.
- One exterior weather proof electrical outlet with ground-fault interrupters.
- Lighting fixtures supplied by Vendor. This includes door chimes, all smoke detectors, fixtures, and bulbs.

## **Basement**

- Each Condominium Unit will have storage in basement.
- Concrete floor.

## **Additional Features**

- All homes registered under the 7 Year Atlantic Home Warranty Program.
- Survey and location certificate supplied by Vendor in it's possession.

Building to be constructed on the property in a good and workmanlike manner in accordance with the blueprints, drawings, plans and/or specifications provided by the Vendor. E.& O.E. 05/28/15