

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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