



Longfields Central



Exterior Features

Exterior PVC casement windows Low "E" Argon double glazed with sealed units

Low "E" Argon basement windows; oversized vinyl clad sliders

Transom window above front and patio door

All operable windows are complete with screens

Brick front elevations as per plan (pre-assigned by builder)

Aluminum soffit and fascia (pre-assigned by builder)

Vinyl front trim detail, vinyl siding on sides and rear, as per plan (pre-assigned by builder)

White vinyl clad window frames

Architectural Lifetime Warranty self-sealing fibreglass roof shingles

Ice and water shield eaves protection 3 ft. up from the side of the Roof and 3 ft. up each side of roof valleys

Fully insulated garage and insulated raised panel garage door

Interior self-closing steel door to garage as per plan

Reinforced Concrete front porches

Insulated exterior metal front door with weather-stripping

Brushed nickel front entrance grip set with deadbolt

Precast Stone civic address

Black mailbox and black front coach lights as per plan

Two hose bibs

Interior Finishes

Kitchen and vanity cabinetry in choice of stains, as per plan

Microwave shelf (as per plan) with finished interior

Brushed nickel type finish interior hardware

Decora light switches & plugs

30" high uppers in kitchen

Post-formed laminate countertop in kitchen & bathrooms (except powder room)

Vanity sized mirrors

Privacy sets for bathrooms & master bedroom

Classic style interior doors & bifold closet doors (as per plan)

All clothes closets have 1 melamine shelf

Linen closet with 5 melamine shelves, as per plan

Painted caps on half-walls

Upgraded 4" colonial trim baseboards & 2.5" windows & door casings

5ft. Patio door with transom window above (as per plan)

Ceramic Tiles & Floor Coverings

Ceramic tile flooring in entry, kitchen, all bathrooms, powder room and above grade laundry, as per plan

40 oz. quality nylon broadloom with 12 mm under pad on balance of finished areas

Full height ceramic wall tiles around bathtub (main bathroom only)

2 rows of ceramic wall tiles around soaker tub in ensuite bathroom (as per plan).

Specifications

Foundation & Concrete Floors

Waterproofing: Platon Foundation Protector® Membrane on exterior foundation walls

Foundation Walls: Poured concrete 8" thick with steel reinforcement

Drainage: 6" diameter perimeter drainage system with clear stone coverage

Parging: Cement parging to exposed portions of foundation wall (externally)

Footings: 20" and 24" poured concrete as per engineered plan

Garage Floor: 4" thick concrete with broom finish and reinforcing

Basement Floor: 3" thick concrete with trowelled finish

Framing

Roof: Prefabricated roof trusses with 7/16" oriented strandboard sheathing on roof with "H" clips at 24" centres

Joist: Pre-engineered floor system, as per plan

Subfloor: Tongue & groove sheathing subfloor, glued, sanded and screwed

Ceiling: 9 ft. high ceiling on main floor hallway, living room, dining room, kitchen and eating area, as per plan

Internal Walls: kiln-dried 2" x 6" studs and 2" x 4" studs, steel beams & posts as per arch (as per plan)

Garage Walls: Kiln-dried 2" x 4" studs at 16" centres

Garage Party Walls: Kiln-dried 2" x 4" studs, insulation on each side and 5/8" drywall

Party Walls: between homes on the main and 2nd floor: Two separate Kiln-dried staggered 2" x 4" stud walls, with one inch air space between the 2 layers of the fire code gypsum board, and fibreglass insulation on both sides and finished with 5/8" drywall each side

Basement Walls: 2" x 4" studs framed full height @ 24" centres (external walls only)

External Walls: Kiln dried 2" X6" studs at 16" centres

Insulation & Drywall

Ceilings: R-50 blown insulation at roof.

Stipple finished ceiling except kitchen & bathrooms

R-40 batt insulation in cathedral ceiling

Basement: R-12 insulation at exterior wall to 6" above basement floor (external walls only)

Exterior Wall: R-22 insulation and ½" gypsum drywall

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Insulation & Drywall

Garage Ceiling: R-31 insulation under second floor area
Garage: Fully insulated R-12 wall insulation, fully drywalled and gas proofed
Vapour Barrier: Super 6 mil polyethylene
Low expansion foam around all exterior windows & doors to minimize air leakage (except garage door)
Party walls: between houses on the main and 2nd floors are insulated with R12 batt insulation on each side of the party wall

Energy Saving Heating

96% High efficiency gas 2 stage condensing forced air furnace.
Duct joints taped to Energy Star standard
Programmable thermostat (Web Connected Peaksaver)
Oversized ducts for future air conditioning
All duct work power vacuumed prior to occupancy
Rental hot water tank to meet Energy Star standards

Plumbing Features

Porcelain pedestal sink in powder room
Ceramic paper holder, towel bar & white plumbing fixtures
Double stainless steel sink with single lever faucet in kitchen
6 ft. Fiberglass Soaker tub in ensuite bathroom, as per plan
5 ft. fiberglass tub in main bathroom (as per plan)
Bathtub surround tiled to ceiling in main bathroom only
Separate pre-fab shower enclosures with glass door in ensuite bath (as per plan)
Porcelain sinks in all bathroom vanities
Single lever chrome faucets
"PEX" type water pipes
Water saving dual flush toilets
Posi-temp shower fixtures, pressure balancing valve maintains water pressure & controls temperature (scald guard)
Opening & rough-in for future dishwasher
Two exterior hose bibs one in garage, one at rear
Hot water tank (rental)
Back water valve in basement floor, as required by code
Neoprene liner and floor drain for 2nd floor laundry, as per plan

Electrical & Light Fixtures

Electrical outlets in all bathrooms include ground fault interrupters
100 amp electrical breaker panel & copper wiring
Decora light switches & plugs throughout finished spaces, as per plan
Copper wiring throughout house
Capped ceiling outlet in dining room for future ceiling
All bedrooms have ceiling light fixtures
Strip lighting in all bathrooms
Bathrooms equipped with exhaust fans vented to exterior

Electrical & Light Fixtures

Exterior weatherproof electrical outlets (as per code)
Smoke detector on each floor
Carbon Monoxide detector on bedroom floor
Exterior Black light fixtures located at front and rear (as per plan)
Front door chime
Electrical outlet for dryer & kitchen stove each on dedicated circuit

Rough-In & Pre-Wiring

Rough-in for future dishwasher
Rough-in for future central vacuum system
3 cable TV rough-ins
3 telephone rough-ins

Stairs, Railings & Paint

Solid Oak colonial style railing & spindles as per plan
Oak floor nosing underneath balustrades & painted wood stringers
Wood trim, half walls and interior doors to be white semi-gloss finish
Stipple ceiling with 4 inch smooth border throughout except powder room, bathrooms and kitchen

Landscaping

Architecturally designed streetscaping & pre-determined exterior colours
Precast patio stone walkway
Garage floor and driveway sloped for drainage
Concrete front steps and wood rear steps as per grade
Landscaping and trees as per landscape plan
Fully sodded lot
Asphalt paved driveway

Warranty

Homes are covered with a 1 year builder warranty
Two year warranty covers plumbing, water penetration & heating
TARION 7 Year Warranty Program covers major structural defects.
Tarion registration fee to be paid by Purchaser at closing.

All plans, specifications and materials are subject to availability. All home renderings are artist's concepts. All floor plans are approximate dimensions, actual useable floor space may vary from stated floor area
Materials, specification & floor plans are subject to change without notice. Specifications & materials are subject to availability, substitution & modification without notice. May not apply to pre-built inventory plans.
E.O and E. Updated: May 07 2014.