



40' | 36' - BUILDING SPECIFICATIONS

Exterior & Structure

- Elevation A - Brick with stone on front elevations with all brick sides and rear.
- Elevation B - All brick front elevation with brick on lower sides and rear and maintenance free vinyl siding above.
- Elevation C - Stone plinth and maintenance free vinyl siding on front elevation with brick plinth and maintenance free vinyl on sides and rear.
- Aluminum soffits, fascia, eavestroughs and downspouts.
- Aluminum railing where required.
- Yard top soiled and sodded (except treed / inaccessible areas). Lot grading as per Municipality requirements.
- Full width crushed stone driveway with walkways and steps (as required by grade) leading to the front door.
- Pre-engineered roof trusses and hand cut roof system.
- Upgraded self-sealing architectural laminated shingles in various colour options.
- Vinyl capping over steel lintel(s) on front elevation.
- Maintenance free sectional roll-up garage door(s) with **decorative windows inserts** for added light (as per plan).
- **Aluminum clad** garage door frame.
- Exterior water taps - One (1) in garage and one (1) at rear.
- Solid poured concrete foundation walls, wrapped with drainage membrane and heavy-duty damp proofing with drainage tile and geo technical sock.
- Interior load bearing walls and/or steel beam construction (as per plan).
- Tongue and groove subflooring screwed, glued and seam sanded.
- Superior 2" x 6" kiln dried wood exterior construction on all insulated walls above grade.
- Exterior doors to be metal insulated (where applicable).
- Resilient channel on ceiling with roof trusses.

Interior Features

- **9' foot high ceilings** on main floor as standard and 8' floor high ceilings on second. (except in raised/sunken floor areas, stairways, raised ceiling and bulkheads/dropped ceilings).
- **Vaulted, tray or waffle ceilings** (as per plan).
- **Smooth ceilings throughout.**
- Choose from builder's decorative paint colours (one paint colour throughout) with white trim and doors (one coat primer and one coat finish).
- **Ceramic tile** on floor in front entry, mudroom, kitchen, bathroom(s) and laundry room from builder's selection, finished areas only (as per plan).
- Carpet with underpad on upper floor and stairs in finished areas. (Choose from builder's selection).
- Choice of **engineered hardwood flooring** on main floor, non-wet areas, from builder's selection. (excluding bedrooms).
- Solid oak handrails and pickets on main stairs and oak base plate in natural finish (as per plan).
- **Gas or electric fireplace** (as per plan).
- Wire shelving in closets.
- Rough in for future **central vacuum** system on main and upper floors.
- Main line storm back flow prevention valve.

Bathroom

- Finished vanity cabinets with laminate post form countertops.
- **Frameless glass shower** surround with glass door in ensuite (as per plan).
- Separate tiled shower stall and ceiling, includes pot light with separate switch (as per plan).
- White bathroom fixtures including vitreous china sink(s), insulated toilet(s) and Vykrel tub(s).
- Moen® single lever washerless bathroom faucets with pop up drain and "Posi-Temp" Temperature balancer single lever in every shower to prevent accidental scalding.
- Ceramic tile tub surrounds (as per plan).
- Acrylic soaking tub with tile backsplash and deck mounted faucet or freestanding bathtub in ensuite bathroom (as per plan).
- Glass mirrors above all bathroom vanities.
- Exhaust fan in all bathrooms.
- 3-piece lower-level bathroom rough-in.

Kitchen

- Finished kitchen cabinets with **taller uppers** (as per plan).
- **Ceramic backsplash** under upper kitchen cabinets.
- All kitchens to include **under cabinet lighting with valance** and separate switch.
- Hard surface **Quartz countertops** in kitchen.
- Double stainless **steel undermount kitchen sink** with single lever Moen® faucet with pull down sprayer.
- **Breakfast bars and pantries** (as per plan).
- 220 Heavy duty wiring to stove.
- **Stainless steel hood fan** ducted to the exterior, above stove location.
- Dishwasher location including plumbing and electrical rough-ins for future ease of installation.
- Capped ceiling box (2) and switch over every separate kitchen island or peninsula, for future pendant lighting (as per plan).

Windows, Doors and Trim

- All vinyl Energy Star® **Thermopane Casement windows** with Low E-Glass and Argon on front, sides and rear with screens (excluding basement).
- Internal window grills on front elevation.
- Vinyl thermopane basement windows with screens (includes one egress window). Window well as required by Vendor.
- Vinyl patio door, garden door or rear door on main floor will have **transom window** above (as per plan).
- Lower-level walkout patio and/or garden doors (as per plan).
- Upgraded lever style door hardware on all interior doors throughout, including privacy locks on all bathroom doors.
- Impressive **eight-foot tall**, contoured steel insulated front entry door with grip set and deadbolt (as per plan).
- Flat **archways to be trimmed**, as per applicable plan.
- All exterior doors and windows to be fully caulked with upgraded premium quality caulking.
- Metal insulated door from garage to home interior with deadbolt and self closer.



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Electrical and Mechanical

- Copper wiring throughout.
- Decora switches and outlets throughout in white.
- Switched outlet provided in living room.
- 100-amp electrical service with 32 circuit breaker panel.
- Upgraded light fixtures in entry, kitchen, hallways, bedrooms and great room.
- Hardwired and interconnected combination smoke and carbon monoxide detectors with battery backup and voice alarm (located as per code).
- Prewired (roughed-in) phone and cable outlets. Total of five (5) outlets.
- Front door chimes with push button.
- Exterior lights and switches at all exterior doors. Coach lamp(s) on front elevation.
- 2 exterior weatherproof electrical outlets. One (1) at entry and one (1) at rear.
- Electrical ceiling outlet(s) in the garage for future garage door opener. One (1) per door.
- Electrical outlet on rear wall of garage.
- **Holiday soffit plug** with separate switch, at front of home.

Energy Efficiency features

- R-60 blown attic insulation.
- R-22 insulation on exterior walls, above grade.
- Exterior windows and doors to be foamed. R-31 spray foam insulation in floors of rooms above garage.
- R-20 minimum basement wall insulation (to floor in finished areas).
- **Exterior air barrier** to help eliminate drafts - maximizing energy savings.
- **High efficiency gas furnace** with minimum 96% AFUE (Annual Fuel Utilization Efficiency) and ECM motor.
- Power vented Quattro hybrid condensing rental hot water tank with 97% thermal efficiency.
- Simplified heat recovery ventilator system (HRV). (See Sales Person for more details)
- Programmable set back thermostat wired for future air conditioning.
- All supply heat runs to be taped and sealed at joints.
- Drain water heat recovery system installed (rental).

Laundry

- Hot/Cold taps with 110 outlet (washer), 240V/30A (dryer) and Laundry tub (as per plan).
- Rough-in exhaust vent for dryer provided, including recessed dryer vent connection box on all interior framed and finished walls.

Important information / Purchaser acknowledgements

- Specifications are for single detached homes in Maplewood Homes Trails of Lily lake community and are subject to change without notice. These specifications do not apply to townhomes.
- Some features mentioned are not offered on all plans as standard.
- Inventory homes already under construction are subject to altered specifications.
- Walkout lower-level walls will be brick on rear.
- Lookout lower-level walls may be brick or concrete finish and/or a combination thereof depending on grade conditions and will be decided at the discretion of the vendor.
- Purchaser to have choice of interior and exterior colours and finishes from vendor's samples, with exception of where selections have already been made by vendor, the purchaser agrees to accept any and all selections made by the vendor.
- Purchaser acknowledges that the vendor cannot guarantee availability, shade, tint, texture, and/or grain uniformity of selections due to variations in production, tone range and dye lot.
- The vendor reserves the right to substitute different materials and/or fixtures with brands of comparable or better value to those specified, dependent upon availability, pricing and selection.
- Bulkheads and boxed out areas on main floor of two storey homes and in all finished lower levels are to be expected and will be installed as necessary at the vendor's discretion. Tubs and/or showers may have bulkheads; bulkhead size may increase on tall height ceilings.
- Furnace, hot water tank, HRV, hydro panel, hot water drain recovery, 3 piece rough-in and washer and dryer locations are subject to change without notice.
- Brick cladding is excluded from areas such as cantilevers, pop outs, gables, unsupported areas, etc.
- The vendor will not be liable for any damaged or diseased trees, however caused, and the purchaser assumes full responsibility for the care, removal and replacement of trees.
- Steps provided at front entry. Interior and/or exterior landings may be dropped depending on grade and the number of steps will be determined at the discretion of the vendor.
- Exterior steps from rear entry/exit when 3 risers or less. A small deck will be provided when more than 3 risers. No stairs to grade.
- Painting of metal insulated exterior doors will be completed when weather permits, and any dents repaired prior to painting.
- Model homes may have features, upgrades and/or services that may not be included on standard model type (most additional features are available as upgrades).
- Variance in floor levels may result from different finishing materials.
- Purchaser will not do any work and/or supply any material to home or lot before closing date.