

93 & 95 Riverdale

Specifications June 20, 2005

Building Exterior

- Maintenance Free Exterior
- Architectural pre-cast stone and pre-finished fibre cement panels
- Superior quality modified bitumen roofing
- Pre-finished flashings
- Low E Argon insulating double glazed maintenance free windows with operators as selected by vendor
- Insulated Metal entrance door with brushed chrome handset with deadbolt and peep-hole

Structure

- Reinforced concrete foundation walls
- Concrete garage and basement floors
- Prefabricated insulated super wall systems (www.dac.ca)
- Engineered roof trusses with roof sheathing

Acoustical and Insulation

- Party Walls – two staggered walls comprising:
(1st wall) one layer of ½” Type X (fire rated) drywall and one layer 5/8” Type X (fire rated) drywall fastened to 2” x 4” wood studs on 16” centres, batt insulation in wall cavity, a 1” separation space, a fire stop,
(2nd wall) 2” x 4” wood studs on 16” centres staggered from the first wall, batt insulation in wall cavity, one layer of 5/8” Type X (fire rated) drywall and one layer ½” Type X (fire rated) drywall.
- Exterior walls – will have 6 mil continuous poly vapour barrier, and R 20 insulation
- Roof will have R40 insulation
- Below Grade basement walls have R12 insulation

Interior Finishes

- Smooth ceiling throughout, not stippled
- Ceiling Height of 10 ft. 9 in. on main floor and lower floor and 9 ft. on upper floor
- Dropped ceilings, bulkheads and risers where required for Mechanical servicing
- Contemporary trim finishes
- Architecturally selected rectangular base boards
- Frameless glass shower in ensuite
- Architecturally selected rectangular door casings

- Architecturally designed window surrounds with drywall returns and no window casings
- Smooth: passage doors, hinged doors, sliding doors and bifold doors as per plans
- Brushed chrome passage sets
- Site finished maple hardwood strip floors in living, dining and kitchen
- Slate or Porcelain tile in entrance way, bathrooms and powder rooms as shown on plans
- 36 oz. nylon carpet in family room, bedrooms, hallway(s), stairway from living to sleeping floor and from living to lower level
- Hardwood stairs and treads from entry level to living floor
- Contemporary kitchen and bathroom cabinetry with flat birch or maple doors with brushed metal hardware
- Pot drawers
- Granite with pencil edge on kitchen counter and breakfast bar
- Kitchen uppers 48" high
- Cabinetry designed for over the range microwave exhaust (by owner)
- Valance and valance lighting in kitchen
- Full bank of drawers in Master vanity
- Medicine cabinet in Main bathroom
- Full width mirrors over bathroom vanities and powder room pedestal sink
- Appliances not included

Mechanical and Plumbing

- Gas fired hot water tank (rental)
- High Efficiency gas fired furnace
- Central air conditioning
- Gas fired fireplace with stone tile surround
- Exhausts for kitchen and bathrooms and electric dryer
- Soaking tub in ensuite bathroom
- Custom built over sized tempered glass shower enclosure with chrome hinges in master ensuite
- Double stainless steel kitchen sink, porcelain basins, 5' tub in main bathroom, chrome single lever faucets, white bathroom fixtures
- Hook-up and drain for washer
- Frost-free hose bib in garage and rear garden
- Water meter

Electrical

- 100 Amp electrical service, circuit breaker panel
- Kitchen outlets on special circuits

- Roughed in outlet for dishwasher, to be supplied by owner and installed by others
- Outlet for electric range
- Premium electrical fixture package including pot lights in entrance hall, rear hall, kitchen, dining room and upper hall, wall mounted fixtures in bathrooms and powder rooms, capped dining room ceiling outlet
- Wall switches to control bed side wall plugs, locations provided by code
- Outlets for microwave / exhaust, washer and dryer
- Front door chime
- Smoke detectors as specified by code
- Outlet in garage and on garage wall
- Exterior outlets on balcony, and at front entrance and rear garden
- Exterior lighting at front door and garage
- Exterior fixture at rear garden door and balcony

Painting

- All painted surfaces receive one primer coat and two finish coats
- Baseboards, doors and trim off white semi gloss
- Ceilings flat white latex
- Bathroom and powder rooms semi-gloss
- All other surfaces flat or low sheen latex
- A selection of three light colours from builder's samples

Miscellaneous

- Natural Gas outlet for BBQ on either rear deck or rear garden as selected by purchaser
- Central-vac rough in
- 5 telephone outlets
- 4 Cablevision outlets
- Security system rough in

Landscaping

- Sodded rear yard
- Paving stone front walks
- Asphalt driveways with concrete paving stone trims
- Planting in accordance with landscape / site plan
- Perimeter fencing not included

Warranty

- Tarion Corporation, formerly Ontario New Home Warranty Program

Codes

- All construction to meet or exceed Ontario Building Code or the requirements of any authority having jurisdiction

Changes

- The right to make changes to plans and specifications is expressly reserved to the builder without notice
- Dimensions are approximate and may vary from plans due to site conditions
- Dimension and location of mechanical chases, ducts, bulkheads, dropped ceilings etc. may vary due to site conditions; the right to make such variations is expressly reserved to the builder without notice. Wood and material dimensions may be nominal.
- Variations in the colour and texture of both natural and man-made materials may occur