

Specifications

Slab on grade

- Slab on grade main floor construction (no basement)
- 4 ft, 11" thick insulated concrete foundation walls – ICF; backfilled
- 2" R-10 insulation under concrete

Framing

- Steel 8" structural beams with heavy duty HSS steel adjustable columns
- Manufacturer pre-engineered open web joists
- Subfloor – 7/8" engineered OSB glued and screwed

Walls

- Exterior walls 2"x6" at 16" on centre
- 7/16 OSB wall sheathing, 1" rigid insulation/R-6 with Tyvek house wrap, all joints sealed
- 10ft main level walls; 9ft second floor walls
- Interior walls 2"x4" at 16" on centre
- All framing members and plates caulked with acoustic sealant for air sealing

Roofing

- Pre-engineered trusses with raised heel for better insulation value (2 storey ceilings over great room and front entry, as per plan)
- 7/16 OSB roof sheathing
- Synthetic roof underlayment for entire roof
- Vic West Regency hidden fastener steel roofing for all roofs
- Ridge venting
- Includes all drip edge, snow guard, and accessories for steel

Concrete floors and steps

- Main Level – poured concrete floor with air entrainment, trowel finish
- Garage floor approximately 4 – 5" thick concrete with air entrainment, trowel smooth finish, saw cuts for expansion to reduce cracks (where applicable)
- Front porch and steps – solid pour in place concrete steps with metal mesh reinforcement

Doors and Windows

- Front entry door – vinyl clad fibreglass front entry door with weatherstrip
- All vinyl extruded windows with brick mold. All windows low E Argon gas filled
- Interior jambs finger joint paint grade material
- Choice of exterior window vinyl colour; white interior
- Patio Doors – vinyl with vinyl jambs, brick mold, with toe lock
- Remaining main doors - vinyl clad fibreglass doors with vinyl jambs and brick mold; choice of standard colours for exterior
- **Optional - interior vinyl window colour

Garage Doors

- R-18 Clopay Canyon Ridge style garage doors; choice of standard colours
- All garage door frames metal clad
- Automatic belt openers with one keyless entry

Exterior Hardware

- Front door multipoint grip set and deadlock
- All other exterior door handles and deadlock keyed alike excluding patio doors

Electrical

- 200 Amp up to 60 circuit panel with breakers
- Copper wiring with ample outlets in each room
- Arc fault breakers as per code
- Ground fault interruption outlets in bathrooms and wet areas
- Insulated electrical boxes on exterior walls
- Smoke/carbon monoxide detectors according to code
- Telephone, cable & cat 6 – 3 locations
- Weatherproof exterior outlets
- Electrical outlet in garage
- 40 recessed pot-like fixtures
- Light fixture allowance to be determined

- **If lifts or backing required for light fixtures, this will be an additional cost
- **Optional - Security system rough-in, one touch pad, 2 motion detectors per level, arm doors,
- **Optional - USB Outlets, dimmers, stereo/speaker wiring, eaves lighting

Heating and Ventilation

- High efficiency gas fired forced air furnace with electronic ignition, 96% AFUE, single stage operation, ECM blower motor
- Furnace ductwork sealed to ENERGY STAR @ high efficiency specifications
- Air conditioning unit as per heatloss design
- Heat Recovery Ventilator (HRV) with ECM motor, ENERGY STAR @ labeled, with timer
- Hydronic in-floor heat for main level concrete floor
- Ductwork sized for air conditioning
- Drain water heat recovery system
- Marquis Bentley 39" Clean Face gas fireplace for great room; includes custom surround
- Exterior exhaust for range
- Includes one gas BBQ line

Plumbing

- All water lines pex piping
- All venting and drainage ABS lines
- All shower/tub Positemp @ faucet
- Energy saving low flush toilets
- All acrylic fixtures to be white
- Rough in for dishwasher and fridge waterline, rough in for washer in laundry
- Custom tiled shower with curb & niche and custom glass, and freestanding tub in primary ensuite
- Acrylic tub with tiled surround for main level bathroom
- Acrylic one-piece tub/shower unit with shower curtain rod for bedroom 2 bath
- Acrylic shower base with pre-fab shower doors and custom tiled walls in bedroom 3 bath
- Plumbing fixture allowance to be determined
- Allowance does not include mirrors or bathroom accessories
- Two outside frost freeze hose bibs
- **Optional – gas line for range location
- **Optional - outdoor "kitchen" in covered porch area with sink

Insulation

- R-22 batt in main and second level walls, plus 1" R-6 exterior board insulation, total R-28
- Spray foam in rim joist cavities
- Attic – blown fiberglass R-60, R-40 batt in vaulted ceilings
- Foam insulation around all doors and windows and projections through the building envelope
- Vapor barrier and acoustical seal
- Spray foam – R-32 garage ceiling where living space above for warm floor assembly
- 2" rigid under slab insulation for main floor

Drywall

- Metal resilient channel on all ceilings
- Round or square corner beads (**Optional price chamfered corner)
- All main level ceilings smooth and painted
- Garage – warm/party wall and ceiling to have drywall and one tape coat
- Includes soundproofing for utility room walls
- **Optional - Soundproofing for primary bedroom or additional spaces

Specifications continued...



Trim

- Casing 3 1/2" paint grade bevel edge profile MDF
- Baseboard 7 1/4" paint grade step profile MDF
- Shoe mold in hard surface areas
- Shaker feature wall detail in master bedroom; painted
- Wood beam feature in 13' dining room ceiling
- Sill extensions with aprons on all windows
- Interior doors – 8' solid core doors for main level, standard height hollow core doors and jambs for second level (choice of Birkdale, Conmore, Craftsman, Madison, or Monroe)
- Interior hardware – Livia lever in black or equivalent

Painting

- Primed and two coats of paint
- Choice of four colours
- Trim – white in satin finish
- Ceilings – flat white
- Paint and varnish is all low VOC

Flooring

- Ceramic/porcelain tile with Ditra underlay in all wet areas from Builder's samples
- Engineered Hardwood flooring throughout remainder of main and second level from Builder's Samples
- Allowances to be determined

Stairs

- 1 1/16" red oak red treads with paint grade stringers and risers
- Contemporary square red oak newels with black round metal spindles and red oak handrail

Kitchen & Cabinetry

- Custom kitchen cabinets and counters, many standard finishes and colours to choose from
- Crown molding, light valance, and undercabinet lighting for kitchen
- Appliances are not included
- Quartz countertops throughout
- Painted cabinetry for vanities
- Bench and cubbies in mudroom
- Cabinetry allowance to be determined
- Paint grade shelving in pantry

Exterior

- Arriscraft Fresco Stone masonry for exterior as per plans; choice of standard colours
- Hardie board or engineered wood siding in board and batten profile for remainder of exterior
- Aluminum soffit and fascia, colour match caulking for all exterior sealing
- Tongue and groove ceiling liner for front porch
- Custom house numbers
- Seamless eaves trough system with downspouts
- Choice of all exterior colours from Builder's samples

Patio

- Finished patio at rear of house

Landscaping

- Sod and full finishing of lot based on site location
- Gravel driveway
- Gravel walkway from driveway to front entrance
- **Optional – a comprehensive plan can be provided with trees, plantings, hardscaping design and install
- **Optional – paved or interlock driveway

Upgrade Considerations

We've identified some upgrades to consider all marked with ** within our specifications. Your upgrade options are not limited to those identified within our specifications, rest assured, we can incorporate any feature you may desire into your new home. Just talk to us - we build custom homes, and

We Will Build Your Dream

Design

As a custom home builder, this design can be tailored to your unique tastes and lifestyle. We will work with you to redesign as necessary*, and our Design Team will provide as much or as little assistance as you would like with making selections throughout the process.

*additional costs apply

Warranties

- One-year warranty on all goods and material
- Two-year warranty on all mechanicals and building envelope against water penetration
- Seven-year structural Tarion warranty
- Full time customer service team available to assist through all stages of building your new home
- All choices to be made from Builder's Samples provided by Concord Homes from our approved suppliers