

# STREETSIDE SPECIFICATION

## Interior finishing

- ✓ Low VOC paint with choice of one standard color; one coat primer & two coats finish
- ✓ Two-panel square, smooth finish interior doors
- ✓ Decorative 3" base & case trim (233 profile)
- ✓ Round interior door knobs (as per plan) with privacy locks on bathrooms & master bedroom(s)
- ✓ Satin nickel 12" free-slide wire shelving in clothes closets; 16" wire in pantry
- ✓ 42" vanity mirror in main bath & ensuite(s)
- ✓ MOEN Danika chrome bathroom accessories

## Cabinets & Vanities:

- ✓ Standard profile thermo-foil doors & drawers in select colours with standard hardware selections
- ✓ 3/4" quartz countertops with eased edge throughout

## Flooring & Wall tile:

- ✓ Full height kitchen backsplash from builders select tile; 4" row for tub/shower surrounds
- ✓ Luxury vinyl plank flooring as per plan
- ✓ Select carpet with 8 lb foam underlay, as per plan
- ✓ Schluter-Kerdi waterproofing system with 7' of builders select tile for ensuite tiled shower (if applicable)
- ✓ 18" builder select tile surround for drop in tubs
- ✓ Vanity 4" backsplash

## Appliances:

- ✓ Appliance allowance of \$3,321 to Trail Appliances to be used for selection, delivery & install.
- ✓ Projects where appliances are pre-installed or other arrangements have been made do not apply

- ✓ Standard appliance openings:

- \* Fridge: 35 1/2" W x 72 1/2" H
- Range: 30 1/4" W
- Dishwasher: 24 1/4" W
- OTR: 29 7/8" W x 15 5/8" H x 15 5/32" D

*\* Exclusions apply. Please check with an Area Manager before your appliance selections are made*

## Exterior finishing

- ✓ PVC double glazed, Low-E argon filled windows
- ✓ Insulated fiberglass exterior door with Deadbolt
- ✓ Garage doors:
  - Insulated overhead door (as per plan)
  - 1/2 H.P chain drive opener with two remotes & keyless entry
- ✓ Asphalt shingles with a min. 25 year manufacturer warranty

## Your foundation

- ✓ 8" thick cast in place reinforced concrete walls
- ✓ Retaining walls, if required, are at the purchasers expense
- ✓ Exterior foundation walls are treated with an asphalt emulsion (full foundations only)
- ✓ 4" min concrete with rebar grid garage floor supported on piles
- ✓ Detached garage (if applicable):
  - Grade beam with piles or 4" thick concrete pad with up to 8" thickened perimeter
- ✓ Driveway reinforced with rebar at 24" on center over compacted sand, width based on garage door

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## Behind the Paint

### Heating & Ventilation:

- ✓ High efficiency forced air gas furnace
- ✓ Programmable thermostat
- ✓ White PVC floor registers
- ✓ Baseboard foyer heater (as per plan)
- ✓ Professional furnace & duct cleaning done prior to possession

### Framing:

- ✓ 2" x 6" exterior walls as per plan
- ✓ 2" x 4", 2" x 6", or 2" x 8" interior walls
- ✓ 3/8" OSB sheathing or 3/8" flame retardant on exterior walls as required
- ✓ 2" x 6" exterior garage walls

### Electrical:

- ✓ 100 AMP service panel with capacity for 60 circuits; location at discretion of builder
- ✓ RG6 & CAT5E combo outlets as per plan, USB-port electrical outlet in kitchen
- ✓ GFI protection for exterior weather-proof outlets
- ✓ Combination smoke/carbon monoxide detectors and smoke detectors in bedrooms
- ✓ Pre-selected satin nickel light fixture package and LED disc lights (as per plan)

### Plumbing:

- ✓ Double compartment stainless steel drop-in sink with MOEN Integra faucet with pull-down spray

- ✓ Water line rough-in to fridge/dishwasher locations
- ✓ Oval drop-in sink with MOEN Danika single lever faucet & tub/shower trim in main bath & ensuite(s)
- ✓ Pedestal or wall-mount sink with MOEN Danika single lever faucet in powder room
- ✓ Minimum 40 Gallon electric or gas hot water tank
- ✓ Sump with discharge as required
- ✓ Radon mitigation system rough in
- ✓ 3-piece rough in in basement as per plan

### Insulation & Drywall:

- ✓ R20 batt insulation with 1/2" drywall on exterior walls
- ✓ 2 lb spray foam insulation in cantilevers
- ✓ Stipple ceiling texture
- ✓ R40 blown in insulation in attic area
- ✓ Two layers of R12 insulation with air space between floors in stacked townhomes
- ✓ Party walls:
  - R12 batt insulation on both sides of party wall;
  - single layer of 5/8" fire-rated drywall on each side
  - Additional layer of 1/2" drywall on one side
  - Offset 2" x 4" walls with 1" air gap
- ✓ Attached garage:
  - Exterior walls - R20 batt insulation, drywalled including fire taping
  - Ceiling - R28, 1/2 pound spray foam (townhomes only)
  - 5/8" fire-rated drywall on each side of the party wall
- ✓ Detached garage:
  - 5/8" fire-rated drywall on each side of the party wall