

The Meadows of Perth
Townhome Specifications



Note: All selections to be chosen from Vendor's standard samples.

Structure

- 8"x 20" poured concrete footings.
- Poured concrete 8" to 10" thick foundation walls with steel reinforcement.
- Poured 3" thick concrete basement floor with troweled finish and optional in-floor heating upgrade.
- Poured 4" thick reinforced concrete garage floor with trowel finish and saw cut.
- Damp proofing: Asphaltic coating on exterior foundation walls excl. garage walls.
- 4" diameter perimeter drainage system with clear stone coverage.
- Quality pre-engineered Floor Joist System.
- 3/4" T&G subfloor, screwed, sanded and glued.
- Kiln dried 2" x 6" studs at 16" centres on external walls.
- Kiln dried 2" x 6" studs and 2"x4" studs on internal walls.
- Kiln dried 2" x 4" garage wall studs at 16" centres.
- 2" x 4" basement studs framed full height 16" centres.
- Prefabricated roof trusses at 24" centres.
- 7/16" sheathing with "H" clips.
- 6 ml polyethylene vapour barrier.
- Completely poly sealed ceiling with sealed wiring holes.

Insulation

- R-50 blown insulation in attic and including over garage.
- R-24 insulation in exterior wall with 1/2" gypsum drywall.
- R-22 Roxul insulation in exterior basement walls to 6" above basement floor.
- Expandable foam injection around the windows and exterior doors.
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Exterior

- CANEXEL Ultraplank siding.
- Brampton Artiste Series Stone.
- Exterior water protected outlets.
- 2 hose bibs (garage and rear of house).
- Oversized Low E-Argon PVC casement windows throughout.
- PVC slider foundation basement windows with Low E-Argon.

- Insulated exterior metal door with weather-stripping.
- R16 insulated steel sectional garage door with glass windows and garage door opener.
- Limited Lifetime self-sealing architectural asphalt shingles (Owens-Corning Duration).
- Front entrance grip-set with deadbolt.
- Reinforced concrete front porch.
- Pressure treated rear deck. (Dimensions per plan).
- Asphalt driveway.

Landscaping

- Fully sodded front lawn; Grass seeded backyard lawn.
- Professionally landscaped walkway featuring Permacon pavers and natural flower beds.

Finishing Details

- 9' ceilings on main floor.
- Swing closet doors throughout.
- All closets have organizers.
- Hardwood (Maple or Oak) flooring, stairs, and handrails.
- Ceramic tile in bathrooms, laundry room and front entrance.
- Large colonial trim, baseboard, window and door casings.
- Linen closet with shelving.
- Brushed nickel-type finish of high quality interior door hardware, including privacy sets for bathroom and master bedroom.
- Choice of paint colour from standard samples.
- Wood trim and doors to be white semi-gloss finish.
- Painted ceilings.

Electrical Finishing

- 100 amp electrical breaker panel with copper wiring.
- Decora light switched and plugs.
- Smoke detectors on each floor and CO detector as per code.
- Electrical outlet (s) in garage for automatic door opener(s).
- Energy efficient LED pot lights in kitchen and living room.
- Exterior LED pot lights.

Kitchen

- Custom cabinetry with taller 36” upper cabinets with crown moulding (*bulkhead may be built for mechanical*).
- Double stainless steel kitchen sink with pull down faucet.
- 4” LED pot-lights in kitchen.
- Melamine countertops.
- Optional upgrade to Quartz or Granite countertops with under mount double sink.
- Pots and pans drawers (as per plan).
- Tiled kitchen backsplash.

Bathrooms

- Acrylic ensuite shower with built in seat. Glass shower enclosure.
- Acrylic Shower/Bath with curtain rod in main bathroom.
- Ceramic tile floors.
- Vanities with sink and mirrors in both bathrooms.
- 3-piece rough in plumbing in basement.

Mechanical/Plumbing Systems

- Programmable thermostat.
- HRV for highest air quality (Lifebreath).
- 95% High efficiency forced air gas heating system, sealed combustion with 4 speed blower fan for reduced energy bill.
- Central Air Conditioning.
- Optional upgrade to In-floor basement heating system using Boiler (Rinnai Tankless – rental).
- On demand wall hung hot water heater (Rinnai Tankless – rental).
- PEX water lines.
- Shut-off valves under all sinks and hose bibs.
- Cabinets and sink in laundry room.

Exclusions

- Eavestroughing.

Conditions

- *All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architect.*
- *The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.*
- *Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.*
- *The Vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to Vendor's samples but not necessarily identical. Purchaser(s) may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.*