

# HOUSE SPECIFICATIONS

*Note: All selections to be chosen from Vendor's standard samples. The items featured are subject to change without notice. BLD Homes building standards and upgrades include features carefully chosen for their quality, functionality and aesthetics. Each feature has been selected to increase the value of your home.*

## STRUCTURE

- Bungalows have 9' main floor ceilings and 9' basement ceilings with exception of I beam (per plan).
- 2-Stories have 9' main floor ceilings, 9' basement ceilings with exception of I beam, 8' top floor ceilings (per plan).
- 8"x 20" poured concrete footings.
- Low-maintenance, airtight, energy-efficient, high wind, fire, earthquake, moisture, pest and sound resistant Insulated Concrete Form (ICF) foundation with rebar.
- Waterproofing membrane (Resisto) on exterior foundation walls.
- Poured 5" thick reinforced concrete garage floor with trowel finish and saw cut.
- Poured 4" thick concrete basement floor with 2.5" foam insulation below.
- Fully dry-walled basement exterior walls.
- Walkout basement (per plan).
- Kiln dried 2"x6" studs at 16" centres on external walls including garage.
- Kiln dried 2"x6" studs and 2"x4" studs on internal walls (per plan).
- Quality pre-engineered floor joist system.
- 3/4" Edge Gold T&G subfloor, screwed, sanded and glued.
- 4" diameter perimeter drainage system with clear stone coverage.
- Prefabricated roof trusses at 24" centres.
- 7/16" roof sheathing with "H" clips.
- 6 ml polyethylene vapour barrier.
- Ice and watershield on vulnerable areas of the roof; along eaves and valleys.
- Attached, 3 car garage.
- with R16 insulated steel sectional garage doors. Includes WiFi enabled, battery backed up, ultra-quiet, ceiling space saving wall mount, garage door opener with 2 remotes, exterior garage door keypad, automatic deadbolts, safety sensors and real-time alerts.

## INSULATION

- R-60 blown insulation in attic.
- Expandable foam injection around the windows and exterior doors.
- R-20 insulation with R-5 Isoclad insulation board exterior wall with 1/2" gypsum drywall.
- R-22 spray foam insulation in floor joist cavities complete with fireproof paint coating.
- Completely poly sealed ceiling with sealed wiring holes.
- R-31 spray foam at porch where living space is above.

## EXTERIOR

- Combination of stone, Cement Fiber Siding and/or Cement Fiber Shakes on front elevation (depending on model).
- Cement Fiber Board siding and trim on sides and back.
- Quality manufactured, maintenance-free, aluminum soffits and aluminum fascia complete with aluminum drip edge.
- High quality, professional eavestroughing.
- Exterior columns, trims and/or posts and in vinyl (PVC), fiberglass, aluminum, cement fiber board or wood (per plan).
- 2 hose bibs (garage and rear of house).
- Reinforced concrete front porch.
- Oversized, covered/half covered, pressure treated rear deck with black metal spindles (dimensions and design per plan).
- Moisture shedding layer of crushed gravel with weed resistant, landscape fabric below deck.
- Owens Corning, TruDefinition Duration Asphalt shingles with SureNail® technology, Triple Layer Protection and exceptional wind resistance.
- Insulated exterior metal door with weather-stripping, interior wood jamb and transom (per plan).
- Glazed panel in front entry door or sidelight (per plan).
- Coded front entrance grip-set with deadbolt.
- Solar Shield double or triple-pane/glazed windows with 2+ panes of Low-E glass, 2+ air spaces of argon gas and ratings of U 0.223, 1.27 U<sub>SI</sub>, and 0.265 SHGC (per plan).
- Low E/Argon EnergyStar® rated, thermo sealed, sliding patio door, complete with sliding screen (per plan).
- EnergyStar® rated PVC basement casement windows, caulked on exterior.
- Exterior water protected GFCI outlets.
- Concrete parging of exposed ICF.
- Anti pest intrusion strips along bottom of siding.

## LANDSCAPING

- Compacted gravel driveway.
- Graded area to have topsoil and hydroseeding.
- Walkway featuring stone interlock pavers in front entrance and rear (per plan).
- Front entrance garden bed (per plan).
- Lot graded to approved grading plan.
- Rear, 10'x10' paving stone landing area (per plan).
- Lot trees are removed/kept as per plan (all other tree removal/tree planting is the responsibility of the homeowner).

## FINISHING DETAILS

- R16 insulated steel sectional garage doors with automatic deadbolts, and safety sensors.
- Battery backed up, ultra-quiet, ceiling space saving garage door lift wall mounts.
- WiFi enabled garage door opener with 2 remotes and real-time phone alerts.
- Exterior garage door opener keypad.
- Commercial cabinets and quartz/granite countertop with sink in laundry room (per plan).
- Closets with shelves and/or coat rods depending on function (entry, linen, pantry, per plan).

- Luxury Vinyl Plank (LVP) flooring throughout that's low maintenance, waterproof, moisture, stain, and scratch resistant, eco-friendly and stylish, with comfortable, sound absorbing, thermal insulating cork backing.
- Floor registers.
- Large trim (baseboard, window and door casings).
- Upgraded 8' interior doors on main floor.
- High quality interior door hardware, including privacy sets for bathrooms.
- Door stoppers for every door.
- Non-stippled (smooth) ceilings.
- Window wells with clear stone for basement windows (per plan).
- Window screens for every operating window.
- Extensive architectural features, including vaulted ceilings, tray ceilings and transom windows (per plan).
- Enamel painted basement concrete floor.
- Upgraded, rot and insect resistant, pressure-treated wood, garage landing.
- Upgraded high quality interior paint.
- Vinyl clad window jambs and sills on main floor and second floor.
- Professional designer chosen selections.
- Professionally designed walk-in closet (per plan).
- Drywall, prime ready, semi-finished basement with walkout (per plan).
- Custom handrail (per plan).
- Main floor stair rail with spindles and/or half/full wall (per plan).
- Basement handrail.
- White melamine shelving in all closets.
- All main floor and top floor drywall is taped with three coats of joint compound, sanded and painted.
- All basement drywall taped with three coats of joint compound, sanded and paint ready.
- Steel basement beams supported on the steel teleposts.
- Partially drywalled garage for common wall and ceiling.
- Partially drywalled garage to tape coat and gas sealing caulk applied.
- Garage floor and driveway sloped for drainage.
- Linen closet with shelving (per plan).
- Extra linen closets throughout (per plan).
- Steel return air grilles.
- Master bedroom and deck ceiling fan (per plan).
- One solar driveway light post.

## ELECTRICAL FINISHING

- Rough in for permanent, automatic, Generac home backup generator that runs on propane during power outages (generator sold separately, per plan).
- 200 Amp electrical breaker panel with copper wiring.
- Exterior soffit LED pot lights.
- Smoke and carbon monoxide detectors on all floors as per code.
- Ceiling light fixtures and/or LED pot lights included in all areas including dining.
- Basement electrical outlets in exterior walls per code.
- 50-amp 240-volt line in garage for heater and/or electric vehicle charging.
- Decora light switches and plugs.
- Front doorbell and chime.
- Wall outlet above fireplace for TV (per plan).
- Pre-wired for 2 cable television outlets (per plan).

- Seasonal soffit receptacle plug and switch (holiday lights).
- Coach light at side and rear entrance door (per plan).
- Multiple electrical outlets in garage (per plan).
- All wiring in accordance with Electrical Safety Authority standards.
- Bell and Rogers Fibre internet service wire ready to the home.

## KITCHEN

- Range hood fan (style/design per plan).
- Comfort height kitchen island with quartz countertop and front overhang featuring an electrical outlet and bonus storage (size per plan).
- Stainless steel under mount kitchen sink with pull down faucet (per plan).
- Tiled kitchen backsplash.
- Under cabinet valance lighting (LED).
- Custom cabinetry with taller 36" upper cabinets with valance and crown moulding (per plan).
- Pots and pans drawers (per plan).
- Spice rack and utensils drawer (per plan).
- Soft close cabinets and drawers throughout.
- Double, pull-out kitchen waste bin drawer (per plan).
- Built in fridge opening.
- Water line to fridge opening with shut-off valve.
- Matching cabinet toe kick moulding in kitchen.
- Kitchen exhaust fan vented to exterior.
- Dedicated, heavy duty receptacle outlet for stove, fridge and dishwasher.

## BATHROOMS

- Alcove tub shower bath in main bathroom.
- Vanities with sink and mirrors in all bathrooms.
- Shower with glass doors/panels in the ensuite bathroom, tiled shower walls, acrylic shower base or fully tiled shower floor (per plan).
- Standalone, acrylic soaker tub in the ensuite bathroom (per plan).
- Comfort air diffuser exhaust fans vented to exterior in all bathrooms.
- Soft close cabinets and drawers throughout (per plan).
- Matching cabinet toe kick moulding in bathrooms.
- Schluter®KERDI waterproofing membrane and vapor-retarder installed on ceramic shower walls.
- Water efficient, smart height, soft close, dual flush, elongated toilet with lined insulated tank.
- Pressure balance valves for all showers.
- Quartz/granite countertops with custom vanity in all bathrooms (per plan).
- Ground fault interrupter protection in all bathrooms and powder rooms (per plan).
- Each shower has a ceiling light.
- Towel bars and/or towel rings and paper holders in all bathrooms (per plan).
- Reinforcement for future grab bars in showers (per plan).
- Schluter®KERDI shower prefabricated sloped shower trays with integrated®KERDI waterproofing for tiled shower floors.

## MECHANICAL/PLUMBING SYSTEMS

- 100' deep private lined well.
- Gas line for BBQ on the deck.
- Air source heat pump.
- Sustainable, eco-friendly lifetime and space saving Ecoflo, advanced treatment, septic system with a 100% renewable coconut filter and convenient filter access.
- Sink in laundry room (per plan).
- PEX water lines.
- Shut-off valves under all sinks and hose bibs.
- Programmable smart thermostat.
- Rough-in for 3-piece basement bath including pumping tank rough in.
- Rented/purchasable, on demand, wall hung, propane fired, combi boiler hot water heater.
- Up to 96.5% high efficiency, two stage forced air propane furnace, with variable-speed blower motor (ECM).
- Radon gas sealed sump tank and pump.
- Radon gas mitigation fan and sealed polyethylene under basement slab.
- Rented propane tanks.
- Complete duct cleaning prior to move in.
- Upgraded Maximum brand roof vents.
- Full in-floor basement heating.
- Iron filter when required.
- Water softener.
- Gas fireplace with custom mantle - 36" standard or 46" linear upgrade (per plan).
- Heavy-duty wiring, outlet hook-up and washer box for washer/dryer.
- Outside venting sleeve and louver dryer vent hood and cover for washer/dryer.
- Dedicated HRV ventilation system that exhausts stale air from inside and provides fresh outdoor air in exchange.
- HRV timer in every bathroom.
- Humidifier.
- Underground hydro.
- Sealed duct work throughout.
- ABS pipe for all waste and venting.
- Louver soffit vents.

## INCLUSIONS

- One-year Tarion backed builder's warranty covering defects in material and workmanship.
- Two-year Tarion backed extended builder's warranty covering water penetration, mechanical and electrical systems and exterior cladding.
- Seven-year Tarion backed builder's warranty covering major structural defects.
- Subgrade inspection and compaction reports completed by Geotechnical Engineer, as part of Building Permit inspections.
- Site plan provided.
- Complimentary HVAC tutorial with technician post move-in.
- Complimentary consultation with warranty expert and PDI (Pre-Delivery Inspection) walk through.

- Inspections by Municipal Chief Building Official throughout the house construction, from start up to and including Occupancy Inspection.
- All homes are individually tested and certified to be EnergyStar® by an accredited Energy Conservation Consultant.
- Professional construction clean of interior and exterior prior to move in.

## 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 shall be entitled to reverse the plan of the house being constructed.
- The vendor is not responsible for shade differences occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, flooring, stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to the vendor's samples but not necessarily identical.
- Please note that model homes include certain interior finishing details, accessories and furniture not included in the purchase price of the homes. All homes only include those items in the standard specifications, which is part of the BLD Homes purchase agreement. The items featured in this document are subject to change without notice. The list price includes HST and the purchaser is to sign back any HST rebate back to the vendor.