

Standard Specifications

LANDSCAPING

- Fully sodded front, rear and side yards
- Asphalt paved driveway
- Walkway from driveway to front door

FOUNDATION AND CONCRETE FLOORS (BASEMENT)

- Poured concrete foundation wall with reinforcing steel bars
- 4" perforated drain tile around perimeter of foundation
- 3" concrete basement floor with smooth trowel finish
- 4" concrete garage floor with broom finish
- Platon drainage system on exterior foundation walls of living areas (waterproofing)
- Cement parging on external exposed foundation walls

STRUCTURAL (FRAMING)

- External house wall construction 2"x6" kiln dried studs at 16" centers with 7/16" exterior sheathing
- External garage walls are 2"x4" studs at 16" centers
- Internal walls 2"x4" kiln dried studs at 16" centers with ½" drywall
- Interior of external basement walls framed to floor, 2"x4" kiln dried studs at 24" centers
- Pre-engineered floor joist system at 16" centers
- Floor sheathing 5/8" tongue and groove spruce plywood glued, nailed and screwed to joists
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- 9' ceiling on main floor on most models, as per plans
- Engineered steel posts and beams as per plans
- 5/8" plywood underlay under ceramic floor tiles

ENERGY EFFICIENCY (INSULATION AND VAPOR BARRIER)

- Exterior wall R-20 fiberglass batt insulation
- Ceilings R-50 blown fiberglass insulation, R-32 fiberglass batt insulation in cathedral ceilings
- Garage ceilings with finished room above have heated cavity space with R-28 fiberglass batt insulation
- Exterior basement walls R-12 fiberglass batt insulation to 4'-0" below finished grade
- 6 mil. Polyethylene continuous vapor barrier
- Exterior walls caulked at wall plates and at double studs
- Tyvar, Tyvek house wrap
- Duravent roof vents for ventilation into attic

EXTERIOR FINISHES

- Clay brick masonry or stone as per plans
- Maintenance free vinyl siding
- Maintenance free aluminum soffit and fascia
- Maintenance free extruded vinyl windows with screens on all operable windows
- All windows thermal seal double glazing; low E argon gas
- Basement windows to be vinyl with thermal sliders and screens
- Side lights and transoms where applicable (as per plans)
- Double glazed sliding patio door with sealed thermal units, with screened sliding door (as per plans)
- Steel clad insulated front entry door with hardware and security deadbolt, weather stripping and aluminum sill
- Insulated steel door from garage including security deadbolt, door closer, weather stripping and aluminum sill
- Embossed steel sectional overhead garage door
- Self-sealing high grade asphalt shingles complete with a 25 year manufacturer's warranty
- Poured concrete front porch
- Civic address number(s) and mail box

INTERIOR FINISHES

- Colonial style trim and doors
- Hardwood flooring in living room, dining room, family room, lower hall and den (if applicable)
- Fully painted interior (2 coats on walls, 2 coats on woodwork)
- Semi-gloss painted finish in bathrooms, kitchen and laundry room
- Sprayed stipple ceiling (with decorator edge trim) in all rooms except bathrooms and kitchen
- Quality 40oz Nylon carpet with upgraded underpad
- Ceramic tile flooring in front entrance, all bathrooms, kitchen, main and upper level laundry rooms
- Professionally designed custom-crafted kitchen
- Solid oak nosing, railing and spindles to be stained
- Traditional style oak railings
- Microwave shelf in all kitchens
- Upper laundry cabinets in main or upper floor laundry rooms only
- Full length bathroom mirrors

HEATING

- High efficiency two stage forced-air gas furnace
- Oversized ducts for air-conditioning
- High efficiency direct vent gas fireplace with trim, pre-finished oak mantle and surround plus ceramic hearth (selected models)
- High efficiency gas water heater (leased)
- All duct work cleaned prior to occupancy
- Programmable thermostat

PLUMBING FEATURES

- White plumbing fixtures
- Water-Saver 6 Litre Plebe Toilets (or equal)
- Single lever faucets in all vanities, showers and tubs
- Scald-guard temperature control valves on all showers
- Fiberglass shower stall with door in ensuite bathroom with white ceramic on all wall above shower (selected models)
- Laundry tub with chrome faucets (or brass, if in basement)
- Rough-in for dishwasher under kitchen sink
- Rough-in for clothes washer and dryer
- Double stainless steel kitchen sink with single lever faucet
- All tub surrounds tiled 2' above tub deck
- Choice of bathroom vanity styles; countertop, tiling and flooring colours, all from builder's samples
- Ceramic tissue holder and towel bar in all bathrooms
- Pedestal sink or vanity sink in powder room (as per plans)
- Two exterior hose-bibs (one in garage and one at the rear of the house)

ELECTRICAL/MECHANICAL

- White Decora light switches throughout
- White ceiling light in all bedrooms including master bedroom
- Dining room ceiling light outlet capped
- Exterior vented fan in kitchen
- Rough-in for central vacuum dropped to basement
- 200 amp service
- All copper wiring throughout
- Electrical outlet in garage
- Second electrical outlet for future garage door opener
- Weather-proof outlet at front and rear
- Interconnected smoke detector on each floor level
- Three cablevision and 5 Bell telephone outlets prewired, including wall plates and demarcation box
- Exterior light package including soffit lights (as per plans)
- Dryer duct vented to exterior

WARRANTY

Klinger Homes Incorporated is a registered builder with Tarion Warranty Corporation. Homes will be registered and fees paid by Klinger Homes. For more warranty information, visit Tarion's website at www.tarion.com