

**OPTIONAL UPGRADES PROVIDED BY WRIGHTHAVEN HOMES
FOR YOUR CONSIDERATION**

**GAS FIREPLACE
AIR CONDITIONING (SUPPLIED & INSTALLED)
POT LIGHTS
HARDWOOD FLOORING
ALL OAK OR MAPLE STAIRCASE
VAULTED CEILINGS
CENTRAL VACUUM UNIT (SUPPLIED & INSTALLED)
GARAGE DOOR OPENERS
FINISHED GARAGE (DRYWALLED, TAPED, INSULATED, PRIMED)
INSULATED GARAGE DOOR(S)
GARAGE DOOR LITES
SURROUND SOUND WIRING
CAT5 WIRING
FINISHED BASEMENT
KITCHEN BACKSPLASH (CERAMIC)
VALENCE LIGHTING
TRAY / COFFERED CEILINGS
CROWN MOULDING
UPGRADED TRIM PACKAGES
PLUMBING PACKAGES
CUSTOMIZED CABINETRY PACKAGES
LANDSCAPING PACKAGES
SECURITY SYSTEMS**



**Canadian
Home Builders'
Association**



QUALITY BUILDING SPECIFICATIONS



WRIGHTHAVEN HOMES LIMITED

QUALITY BUILDING SPECIFICATIONS

1. EXTERIOR FINISHES

- 20 MPA. poured concrete foundation and footing c/w System Platon water proofing membrane.
- Exterior foundation cement parged finished above grade.
- Main floor brick on front façade and return wall of garage . Balance of home in siding.
- Customer selected clay brick, vinyl siding as per plans. Colours to be selected from builder's samples. Decorative brick soldier coursing or stone details as per plans.
- Maintenance free customer selected aluminum soffit, fascia and 5" seamless trough.
- Vinyl maintenance free double-glazed casement windows. All operable windows complete with screens, and a multi-point lock system. All glazing to be low E argon gas filled glazing. Energy Star rated.
- All windows foamed and sealed in place for air tightness requirements and caulked and sealed on exterior.
- Decorative grilles between glazing on front elevation windows only.
- Fully insulated front entry door c/w deadbolts. Door sidelights as per plan. All other doors to be metal fully insulated man doors. All keyed alike.
- Steel sectional overhead garage doors.
- 25 year self sealing asphalt shingles c/w roof venting and ridge venting where applicable. Customer selected shingle colour from builder's samples.
- Exterior concrete porch areas poured using 32 mpa concrete wire mesh and rebar if required.
- Porch posts and railings as per plan and grade requirements. All front porch railings painted maintenance free aluminum.
- Exterior light fixtures installed as per individual electrical plans.
- Pre-cast front steps and patio stone walkways from driveway to front porch.
- Grading and sodding of lot complete with one tree. Tree to be builder selected and supplied in conformance to municipal standards.
- Driveway paving (base coat asphalt) c/w compaction in excavated areas.

2. WALL/FLOOR CONSTRUCTION

- Quality wood frame construction with 2" x 4" exterior walls with 3/4" RX insulating board and 2" x 4" interior walls. Roof rafters minimum 2" x 6". Or pre-engineered roof trusses where applicable. Floor joists sized accordingly minimum 2"x 10" pending spans. All lumber kiln dried and S.P.F. #1 or 2 grade.
- All subfloors to be 5/8" T&G OSB plywood, nailed, glued and screwed. 1/2" OSB plywood roofing.
- Insulation value to be a min. of R 19.5 in walls, R 31 in sloped ceiling areas and minimum R-40 in all other ceilings. Basements fully insulated using R 12 insulation wrap with super 6 Mil poly.
- Main floor wall surfaces 1/2" drywalled, taped and sanded to a smooth finish in preparation for paint.
- Ceilings to be "California knock-down" type texture spray. (Except in kitchens and baths)

- All walls tinted primed and one finish coat of paint, owner selected from builder colour standards.
- All exterior doors and woodwork painted white.

3. INTERIOR FINISHES

- All interior doors to be colonial eight hundred series type.
- Each swing door furnished with polished brass hardware. All door openings fully jambed and cased including all closet openings.
- Privacy locks installed on bathroom doors and all pocket doors c/w pull latch.
- Casing and baseboard to be paint grade colonial in style. Baseboard to be 3.25" colonial base and 2.25" wide profile colonial casing.
- 8" interior wood columns as per plan and 1/2 walls capped with pine trim and casing as per plan.
- Half wall versus stained oak railings in staircase locations, where shown on plan. Stringers to be pine, natural stained.
- 32 oz carpeting with 10mm foam underpad, customer selected from builder's preferred suppliers samples.
- Ceramic floors c/w wire mesh and concrete base in bathrooms, kitchen, laundry and entrance areas. As per plans.
- Quality wood cabinets in kitchen and bathroom locations.
- Kitchen cabinetry designed layouts customized by owner consultation using builders preferred supplier.
- Large mirrors over vanities. (i.e. 1" less than vanity length x 3 ft.)

4. ELECTRICAL

- One hundred amp electrical panel service.
- Smoke detectors and c/o detectors wired in electrically on every floor.
- G.F.I. outlets in bathroom and kitchen locations.
- Outlets in garage area and two exterior G.F.I. outlets.
- Pre-wired for cable and bell (Two cable, two bell). Completed to electrical panel, ready for service provider connections. All cable wiring to be RG6 coaxial suitable for internet and digital signals.
- Two hundred and twenty volt plug for stove and dryer.
- Switches and connection for in-line ventilation system with variable speed rio-stat in basement location.
- Builder supplied light fixtures including hood fan and door chime kit from builder's preferred suppliers.
- Lights provided for in every room of home excepting living-room whereby 1/2 plug outlet will be connected to light switch.
- Light over sink and hallways where necessary and to code.
- Electrical outlets and switches placed as per hydro code electrical layout reviewed at working drawing stage.

- Electrically connected combination smoke and CO detector as per building code requirements.
- Standard doorbell and hoodfan over stove provided in every light fixture package.

5. PLUMBING

- Quality plumbing fixtures and faucets as per plan. All toilets are low flow water conserving toilets c/w insulated tank.
- Double stainless steel kitchen sink.
- Laundry tub and facilitation for washing machine and dryer as per plans.
- Moen single lever washerless faucets throughout the home.
- Rough-in 3rd line water softener. Water softener packages available upon request.
- Provision for two exterior water taps c/w back flow preventers.
- One piece acrylic tub and shower units as well as one piece fibre-glass neo angle shower units as per plan unless otherwise noted.
- Sump pump connection to 5" storm water drain.
- Rough in and space provision for dishwasher in cabinetry.
- All water piping to major fixture units connected using high quality Wirsbo plastic piping.
- All fixtures provided for in warm white colour.
- 3-piece bathroom drain rough-in in basement as per plan.

6. MECHANICAL

- Hi-efficiency 90% or greater AFUE direct vent gas furnace, sized accordingly.
- Rough in for central air conditioning complete with high wall cold air returns and 4 wire thermostat .
- Purchaser acknowledges that the hot water tank is supplied by Union Energy and is a rental agreement and agrees to execute this agreement with Union Energy Inc. Within 60 days from closing date.
- Dryer vent solid pipe connection vented to exterior. Owner to connect appliance. In-line fan system with exhaust ducting from all moisture burdened rooms.

7. WARRANTY

- Seven year Major Structural Defect warranty as per TARION warranty program.
- 2 year warranty on all electrical, plumbing and mechanical installations.
- 2 year warranty on water penetration into home pursuant to Tarion program
- 1 year all comprehensive material and labour warranty on property and building pursuant to TARION Warranty policy document.
- Manufacturers warranty on all installed products pursuant to all

- warranty registration documentation disclaimers.
- Some exterior details will require homeowner maintenance and will not fall under warranty provisions.
- All warranty information on installed products provided at time of walkthrough.

8. GENERAL NOTES

The number of steps into a home is dependent upon grading plans for individual lots. The number of steps may vary pending the specific site conditions.

- Vendor retains the right to install a signature stone placed on the front façade representing the pride, care and quality put into the construction of the home.
- Variations in colour from the builder's samples may occur in the finished products in the homes.
- Plans and specifications are subject to change and minor modifications can occur at the discretion of the vendor. Vendor reserves the right to substitute materials of similar or better quality. E&OE.
- Vaulted ceilings included only where required to accommodate elevated windows that project above normal wall heights.
- Vendor retains the right to reverse the plan on site pending lot layout and grading requirements. Actual house orientation may vary from the marketing plans presented.
- Model homes and marketing plans may contain features not included in the base price of home. Please ask for details of the individual homes presented.
- Ceiling and wall bulkheads may be necessary pending plumbing and mechanical layouts. These items will vary pending site conditions and individual floorplans. Vendor retains the right to include where necessary. Purchaser agrees to adhere to all material selection timeframes pursuant to critical path requirements determined by vendor. Failure to adhere to these time requirements may result in construction delays.
- Full house cleaning making home fit for habitation c/w exterior window glazing cleaning. Ductwork vacuumed and cleaned out approximately 6' from boot and elbow location. All debris removed from site prior to occupation. New furnace filter installed at time of closing.

Subject to change without notice. E. & O. E.

