



Detailed Standard Specifications

Foundation

Foundation walls, poured concrete, spray damp proofing on exterior with membrane protection
Weeping tile laid in stone around the exterior of the footings, tied into a sump pump and discharged directly into storm sewer
Poured concrete basement floor, garage floor and front porch

Framing

Wood framing construction with 2"x 6" exterior walls (excluding exterior garage walls) at 16" on center
Wood framing on interior walls with 2"x 4" at 16" on center, bearing walls with 2"x 6"
Engineered roof trusses

Steel

All structural steel is sized, fabricated and installed as per engineer's design criteria.

Masonry & Exterior Materials

Exterior masonry is finished in high-quality brick, stone and acrylic stucco, as per agreement
Brick surround (except façade)

Exterior Finishes

Final grade, as per surveyor's agreement
Sod to be completed when weather permits
Aluminum pre-finished, vented soffit, fascia, eavestroughs and downspouts, to be selected by Builder
Roof to be shingled
Paving stone driveway when weather permits
Garage doors, chosen by builder
Property survey

Windows & Doors

All windows, as per plans
Colored vinyl windows, color to be selected by Builder
Screen covers provided for all operating windows
Garage doors are insulated fiberglass doors with overlay design
Front entry doors, with 1 front entry door handle, chosen by Builder

Plumbing

Comfort Height Elongated Toilets
Bristol Rectangular vanity sinks
Tiled shower walls with acrylic base and tempered glass in master en-suite bathroom
Stand alone soaker tub in master en-suite bathroom, as per plans
Tiled tub surround in main bath
Single lever Moen styles for vanity faucets
Matching Moen tub fillers and shower controls in bathrooms, with handheld and rain-head shower in Master Ensuite
Stainless Steel double bowl undermounted sink with faucet in kitchen
Utility drop-in laundry sink, as per plans
Two exterior hose bibs, one in garage and one at the rear or side of the house
Rough-in for future 3-piece bathroom on basement level
Gas rental hot water heater supplied and installed
Water meter supplied and installed by City of London, as per their policy

Heating, Cooling & Venting

High efficiency furnace
Central Air Conditioning
Lifebreath HRV (Heat Recovery Ventilation) and thermostat
Bathroom exhaust fans vented to outside and venting for dryer
Gas meter installed by Union Gas according to Union gas policy

Electrical

200 amp service with 200 amp breaker panel
All wiring in accordance with electrical building code
Sealed electrical boxes used in all exterior walls and ceilings
Two weather-proof exterior wall outlets
Receptacle provided for electric stove and microwave
One electrical receptacle provided in island, as per agreement
Two cable outlets provided in great room/living room and master bedroom
Smoke detectors, strobe lights and carbon monoxide detectors supplied and installed as per code
10 Interior pot lights and 4 Exterior pot lights included in purchase price
Light fixture allowance - \$2,000.00 (inclusive of HST) in addition to pot lights supplied and installed as described above. This allowance covers all fixtures and bulbs. All light fixtures must be purchased at The Lighting Shoppe. Purchasers receive a 20% discount on all fixtures. (Crystal chandeliers may be subject to an additional installation charge.)

Painting

Sherwin Williams paint to be selected throughout house
All walls to be primed and painted with two-coats (excluding garage,) colors selected by Purchaser
Selection of 2 paint colors with an additional charge for deeper and/or brighter colors, and additional colors selected
Exterior doors color chosen by Builder
Stain will be applied to stairs to match, as close as possible, the hardwood selected by Purchaser

Trim & Doors

MDF beveled casing and MDF beveled baseboard throughout the home as per builder's specifications

Door hardware chosen by Builder

Molded, smooth finish doors as per builder's samples (choice of door style)

Custom-built wood (paint-grade) mantel on fireplace or tiled fireplace

Front door chosen by Builder

Patio Doors chosen by Builder

Vinyl-coated wire shelving in all pantry, linen, coat and bedroom closets

Stairs & Railings

Stairs have wood stringers, treads/risers and iron spindles

Handrail chosen by Builder

Flooring

Engineered hardwood flooring throughout main floor (except those areas listed below with tile or carpet), as per builder's samples (choice of color and finish)

High-quality ceramic or porcelain tile in all bathrooms, laundry room, mudroom, and option of foyer and kitchen as per builder's samples (choice of 3 different tiles, additional tile selections are subject to an extra charge)

Carpet in bedrooms (room including closet) as per builder's samples (choice of style and color)

Kitchen, Bathroom & Laundry Cabinets

The Vendor offers a cabinet package with an array of colors, finishes and materials. Package includes soft close box drawers and cabinets throughout, top drawers on perimeter of kitchen, 1 bank of drawers, base open box microwave cabinet, space for chimney range hood, crown molding and light valance molding, drawer(s) in all vanities (except powder room), sink cabinet and upper cabinets above washer and dryer in laundry room and standard hardware. All vanities will be at standard 32" height. Lower cabinets and island in kitchen will be at 36" height.

Standard counter and vanity tops in Kitchen and Bathrooms are selected from Group 1 Granite or Group 1 Quartz selections and Laundry Room is selected from High-Definition Laminate.

Purchaser can choose to custom design cabinetry within allowance which is equal to the value of the pre-designed cabinetry package. The allowance provided to the purchaser will depend on the model selected or drawings approved by the Builder.

Rough-ins

Roughed-in dishwasher and central vacuum system is provided

Cable and Ethernet outlets are roughed in as per electrical drawing

General Items

All standard selections are to be made from an array of the Vendor's samples

Any appliances that the Purchaser requests to be installed by the Builder will be billed to the Purchaser based on time required for the installation.

The home is covered by new home warranty under the provisions of the Tarion New Home Warranty Program, the cost of which is paid by the Purchaser on closing.

The Vendor reserves the right to substitute materials of equal or higher quality.

Natural Variations

The materials used in home construction each come with innate properties and characteristics. Birchwood Homes would like to draw your attention to several examples as described below—and you may find others depending on your selections. As you review the points below, keep in mind that our model homes will likely contain examples of many of these materials for you to view.

Carpet Seams

Carpet is typically manufactured in twelve foot rolls. The majority of the rooms in your home can exceed a twelve foot dimension; therefore seams are necessary. You will normally see seams in doorways and in large rooms, however every effort is made to minimize visible carpet seams. The seams will become less noticeable over time with wear.

Ceramic/Glass Tile

Tiles are a man made product and many tile products vary in thickness; as well, the edges are unlikely to be perfectly straight. Hand painted tiles will vary in color. Glass tiles will also vary significantly.

Granite/Quartz

Granite/quartz is natural occurring stone taken from a mountain or quarry. As with all natural products, variation in color and texture are normal and cannot be predicted or controlled. Granite/quartz can also exhibit fissures, chips, cracks, and dimples. Expect that the sample used in your selection process will differ from the final product installed in your home. The unique characteristics of each piece of granite/quartz are a part of the appeal of using a natural product. Granite/quartz also comes with a detailed disclosure. Our goal is to ensure that you are making informed choices.

Drywall & Paint

The painted drywall in your new home makes up the majority of surface you will see. The texture and appearance vary due to the nature of the materials used in construction of the wall. The mud and the paper do not have the same texture and will cause light to reflect differently on the surface. Also varying paint applications (spray, roller, brush) methods are used. Each type of application will affect the appearance on the wall. For example, a roller cannot be used in the corner so you may see brush strokes because of this. Such variations in the appearance of paint are considered normal.

Staining

Due to the nature of wood products, including cabinetry, stain will absorb at different rates and depth of color, even on the same piece of wood. If you prefer a consistent color you may want to consider a painted product versus a stained finish.

Wood Products

Each piece of wood in your home is unique. Countless factors will affect the final appearance of each product. Even within the same species, there will be variations in grain, knots and finish.