

## SPECIFICATIONS FOR COUNTRY LANE ESTATES INCLUDE WITH THE FOLLOWINGS:

### Permits & Chargeable Fees

- building permits
- development fees
- 911 road sign
- plumbing permit
- engineer sub grade test

### Excavation

- heavy equipment rentals for basement excavation
- excavate to elevations shown on plan or engineered footing level
- Finish grading to meet OBC
- Area around home and septic graded, ready for topsoil

### Foundation & Concrete Work

- Poured concrete footing
- poured concrete foundation walls or as per plan
- foundation tarred below grade for damp proofing c/w membrane system & above grade finished with masonry parging
- crushed stone in basement with 3" trowelled concrete floor
- 4" concrete garage floor with fiberglass c/w "broom finish" placed on imported, compacted sand fill
- 4" drain tile c/w sock around perimeter footing with clear stone coverage
- poured concrete footings with concrete sono tubes for deck & porch supports where required

### Well & Septic

- Well as per Ministry of Environment specifications
- Septic to meet Ontario Building Code specifications

### Windows & Doors

- High quality vinyl patio door open left or right
- High Quality vinyl casement windows
- steel primed insulated doors

### Exterior Finishes

- colonial vinyl siding

- aluminum shutters as per plan
- aluminum soffit & fascia from builders colour
- garage door frames wrapped with aluminum to match soffit and fascia
- clay or concrete brick on front of home
- pressure treated decks with required pressure treated railing
- front entry pressure treated landing & stairs to grade as per code

### Plumbing

- Quality acrylic, one piece shower stalls/tub
- 6 litre toilet with lined tanks
- double stainless steel kitchen sink with single handle faucet c/w side spray
- single handle faucets with lifetime warranty
- pressure balance, scald guard faucets on all showers/tubs
- two frost free exterior faucets with shut-offs
- ABS drain & vent piping
- Natural gas rental hot water heater

### Electrical

- 100 amp underground service with required circuits
- all electrical permits
- white decora switches
- regular white plugs
- Park View Homes standard light fixture package
- exterior & bathroom GFI protected outlets
- smoke / carbon detectors on all levels
- central vac, cable & phone rough-in

### Heating

- custom duct work
- dryer vented to exterior
- bathroom fans vented to exterior
- vented to exterior range hood
- natural gas forced air high efficiency furnace
- simplify HRV system

## **Framing**

- steel supporting beams with adjustable tele posts
- 2" x 4" sill plates
- specified or engineered floor joist system
- 5/8" tongue & groove OSB sheathing, glued & screwed
- 2" x 6" on 16" centers with 7/16 OSB sheathing on exterior walls
- 2" x 4" on 16" centers for interior walls
- load bearing & mechanical interior walls
- 2" x 4" on 24" centers for basement perimeter walls
- Headers above all windows & doors as specified
- engineered & manufactured roof trusses with 7/16 OSB sheathing
- 2" x 6" fascia boards throughout
- custom built stairs for each site
- garage landing & stairs with railings as required
- insulated attic access doors with weather stripping as required
- tytar house wrap on complete exterior of house & damp proof paper on garage walls
- all framing materials are kiln dried

## **Roofing**

- 25 year shingle - choice of colours
- coloured roof vents to match shingles
- step flashing with coloured counter flashing over them where required
- ice and water shield on all valleys

## **Interior Trim**

- 1/2" x 3" colonial windows & door trim
- 1/2" x 4" colonial baseboards
- colonial interior doors & closet bi-folds with hardware
- rods in all closets
- railings as per plan
- exterior hardware with manufacturers lifetime warranty on finish
- all exterior doors have dead bolts, keyed to one key
- all trim is paint grade MDF, colonial doors are paint grade with wood grain finish
- 1/2" x 3/4" shoe mould trim on all hardwood, ceramic & vinyl floors
- handrails on basement stairs
- automatic door closer on main door between garage & house

## **Insulation**

- R-12 in basement exterior walls
- R-20 in exterior walls
- R-40 blown fiberglass in attics
- 6 mil vapour barrier throughout

## **Drywall**

- 1/2" drywall in main living areas
- all drywall taped with three coats of joint compound, sanded & ready for paint
- stipple ceilings throughout except for "wet areas"
- water resistant drywall around all tubs & whirlpools

## **Painting**

- all paint is latex type
- one coat of primer sealer & one coat of finish paint on all walls, ceilings, interior doors & trim

## **Flooring**

- all flooring is priced as an allowance, purchased through Park View Homes

## **Cabinetry**

- priced as an allowance, purchased through ParkView Homes

## **Landscaping & Grading**

- imported sand fill for interior of garage
- construction of driveway with granular A gravel
- granular A gravel placed for front entry walk c/w patio stones
- Sod on front lawn
- top soil & seed on rear yard