

STREETSIDE SPECIFICATION

Interior finishing

- ✓ Low VOC paint with choice of one standard color; one coat primer & two coats finish
- ✓ Two-panel square, smooth finish interior doors
- ✓ Decorative 3" base & case trim (233 profile)
- ✓ Round interior door knobs (as per plan) with privacy locks on bathrooms & master bedroom(s)
- ✓ Single Satin nickel wire shelving in bedroom & broom closets; 4 rows of Satin Nickel wire in pantry & linen closets
- ✓ 42" vanity mirror in main bath & ensuite(s)
- ✓ MOEN Danika chrome bathroom accessories

Cabinets & Vanities:

- ✓ Standard profile thermo-foil doors & drawers in select colours with standard hardware selections
- ✓ 3/4" quartz countertops with eased edge throughout

Flooring & Wall tile:

- ✓ Full height kitchen backsplash from builders select tile; 1 row for tub/shower surrounds
- ✓ Luxury vinyl plank flooring as per plan
- ✓ Select carpet with 8 lb foam underlay, as per plan
- ✓ Vanity backsplash 1 row builders select tile

Appliances:

- ✓ Appliance allowance of \$3,321 to Trail Appliances to be used for selection, delivery & install.
- ✓ Projects where appliances are pre-installed or other arrangements have been made do not apply

✓ Standard appliance openings:

- Fridge & Laundry pair: *Varies by model. Please check with an Area Manager before your appliance selections are made*
- Range: 30 1/4" W
- Dishwasher: 24 1/4" W
- OTR: 29 7/8" W x 15 5/8" H x 15 5/32" D

Exterior finishing

- ✓ PVC double glazed, Low-E argon filled windows
- ✓ Insulated exterior door with Deadbolt
- ✓ Garage doors:
 - Insulated overhead door (as per plan)
 - 1/2 H.P chain drive opener with two remotes & keyless entry
- ✓ Asphalt shingles with a min. 25 year manufacturer warranty

Your foundation

- ✓ 8" thick cast in place reinforced concrete walls
- ✓ Exterior foundation walls are treated with an asphalt emulsion (full foundations only)
- ✓ 4" min concrete with rebar grid garage floor supported on piles
- ✓ Detached garage (if applicable):
 - Grade beam with piles or 4" thick concrete pad with up to 8" thickened perimeter
- ✓ Driveway reinforced with rebar at 24" on center over compacted sand, width based on garage door

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Behind the Paint

Heating & Ventilation:

- ✓ High efficiency forced air gas furnace
- ✓ Standard two stage thermostat
- ✓ White PVC floor registers
- ✓ Baseboard foyer heater (as per plan)
- ✓ Professional furnace & duct cleaning done prior to possession

Framing:

- ✓ 2" x 6" exterior walls as per plan
- ✓ 2" x 4", 2" x 6", or 2" x 8" interior walls
- ✓ Exterior sheathing as per plan
- ✓ 2" x 6" exterior garage walls

Electrical:

- ✓ 100 AMP service panel with capacity for 60 circuits; location at discretion of builder
- ✓ RG6 & CAT5E combo outlets as per plan, USB-port electrical outlet in kitchen
- ✓ GFI protection for exterior weather-proof outlets
- ✓ Combination smoke/carbon monoxide detectors and smoke detectors in bedrooms
- ✓ Pre-selected satin nickel light fixture package and LED disc lights (as per plan)

Plumbing:

- ✓ Double compartment stainless steel drop-in sink with MOEN Indi faucet with pull-down spray in the kitchen

- ✓ Water line rough-in to fridge/dishwasher locations
- ✓ Oval drop-in sink with MOEN Klio single lever faucet & tub/shower trim in main bath & ensuite(s)
- ✓ Pedestal, drop-in or wall-mount sink with MOEN Klio single lever faucet in powder room
- ✓ Minimum 40 Gallon electric hot water tank
- ✓ Sump with discharge as required
- ✓ Radon mitigation system rough in
- ✓ 3-piece rough in in basement as per plan

Insulation & Drywall:

- ✓ R20 batt insulation with 1/2" drywall on exterior above grade walls
- ✓ 2 lb spray foam insulation in cantilevers
- ✓ Stipple ceiling texture
- ✓ R40 blown in insulation in attic area
- ✓ Two layers of R12 insulation with air space between floors in stacked townhomes
- ✓ Party walls:
 - R12 batt insulation on both sides of party wall; single layer of 5/8" fire-rated drywall on each side
 - Offset 2" x 4" walls with 1" air gap
- ✓ Attached garage:
 - Exterior walls - R20 batt insulation, drywalled including fire taping
 - Ceiling - R28 spray foam living space above garage
 - 5/8" fire-rated drywall on each side of the party wall
- ✓ Detached garage:
 - 5/8" fire-rated drywall on each side of the party wall