



## 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 on first floor and siding surround (except façade) on second floor

### **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, as per agreement  
Property survey

### **Windows & Doors**

All windows on every floor, as per agreement  
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 door(s), with 1 front entry door handle, chosen by Builder

**Plumbing**

Comfort Height Elongated Toilets  
Standard round 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 floorplan agreement  
One piece bath and shower insert in main bathroom  
Single lever styles for vanity faucets  
Matching faucets, tub fillers and shower controls in bathrooms  
Stainless Steel double bowl undermounted sink with faucet in kitchen  
Utility drop-in laundry sink, as per floorplan  
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 from 4K Energy  
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 included in purchase price  
Light fixture allowance - \$1,200.00 (inclusive of tax) in addition to pot lights supplied and installed as described above. This allowance covers indoor and outdoor light fixtures and bulbs.

**Painting**

Sherwin Williams paint to be selected throughout house  
All walls to be primed and painted with two-coats (excluding garage) with paint 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 to be painted, as per agreement  
Stain to second floor stairs will be applied 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

Textured Ceiling on Second Floor

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

Fireplace will have drywall surround, as per floorplan agreement

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 from first to second floor have wood stringers, treads/risers and iron spindles

Handrail chosen by Builder

Stairs to basement to be pine

**Flooring**

Engineered hardwood flooring throughout main floor and 2<sup>nd</sup> floor hallways (except those areas listed below with tile), 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 all bedrooms as per builder's samples (choice of style, color and texture)

**Kitchen, Bathroom & Laundry Cabinets**

The Vendor offers a cabinet package with an array of colors, finishes and materials. Package includes top drawers on perimeter of kitchen, 1 bank of drawers, base open box microwave cabinet, space for chimney range hood, drawer(s) in all vanities (except powder room), sink cabinet 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 selections and Laundry Room is selected from High-Definition Laminate. Kitchen includes a subway style tiled backsplash. 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.

**General Items**

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

Any built-in appliance deemed as "specialty items" 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.

**Rough-ins**

Roughed-in central vacuum system is provided  
Cable and Ethernet outlets are roughed in as per electrical drawing  
Dishwasher

**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.*