



Specifications and Features

FOUNDATION

- 8" poured concrete walls, (as per plan)
- 24 x 8 concrete footings
- System Platon-foundation wall drain shield on exterior foundation walls
- 4" perimeter drainage system
- 3" poured concrete basement floor on 6" crushed stone base
- 4" fiber mesh reinforced concrete garage floor with a broom finish
- 6" concrete porch where indicated on plans
- Cement parging on external exposed foundation walls
- White, pour in place vinyl sliding thermal pane basement windows with screens
- All basement windows to be 56" x 24" as per plans
- 8' basement walls, (height is approximate)

FRAMING

- Kiln-dried lumber
- Pre-engineered 11 7/8" floor joists as per plans
- 5/8" tongue and groove subfloor sheathing, nailed, glued, sanded and screwed to the joists for greater rigidity
- 2" x 6" studs at 16" centers on exterior and mechanical walls.
- 2" x 4" studs on garage walls
- 2" x 4" and 2" x 6" studs at 16" centers on interior partition walls
- 7/16" oriented strand board exterior wall sheathing
- Grouted wall plates
- Interior of external basement walls framed to floor, 2" x 4" at 24" centers
- Pre-engineered trusses at 24" centers
- 5/8" plywood underlay in ceramic areas

INSULATION

- 2 x 6 walls with R-22 batt insulation
- Ceilings with R-60 blown insulation at roof
- R-24 insulation in basement
- 6- mm. UV polyethylene vapour barrier
- Electrical outlets wrapped with polyethylene
- Window and door gaps are sealed with spray foam insulation

EXTERIOR FEATURES

- 4 Foot stone skirt on front of house
- Maintenance-free prefinished vinyl siding, as per plans
- Maintenance-free aluminum soffits and fascia
- Maintenance-free vinyl thermo-pane windows with screens on all operable windows throughout, (one operator per bank of windows)
- Ice and water shield and pre-finished metal flashings at valleys and wall intersections
- Insulated, embossed, colonial style metal front door with weather-stripping, glass panel in door and glass sidelight (as per plan)
- Elegant grip set with built-in deadbolt lock at front entry - Builder samples
- Lockset and separate deadbolt on door from garage to house interior - Builder samples
- Poured concrete front porch with broom finish (as per plan)
- 8' high exterior steel sectional garage door(s) as per plan - builder samples
- Bp mystique roof shingle
- Max vents

INTERIOR APPOINTMENTS

- 10 Hours with a decorator
- Your choice of interior doors styles from builders selections
- Hinged swing doors (as plans allow)
- Rod and shelf in clothes closet, 5 shelves in linen closet
- 4 1/2" baseboard builder samples
- 3 1/8" window and door trim to compliment baseboard - builder samples
- Solid oak handrails and spindles with selection of stain colours (as per plan)
- Custom made Cabinets including a personal designer as per plan builders samples - includes one bank of pots and pan drawers, one microwave shelf, one standard set of drawers
- Granite in kitchen and Master ensuite with undermount sinks, as per plan and from builders samples
- Powder room to have vanity or pedestal sink (as per plans)- builders samples
- Laundry sink in cabinet if applicable (as per plans)- builder samples
- Ceramic tile backsplash in kitchen around countertop area (allowance applies) 4.50/square foot
- standard height bathroom Vanities with single bank of drawers in all full bathrooms (as per plan)
- 9' (nine) foot ceilings on first floor (excluding bulkhead areas)
- Smooth ceilings throughout the home
- Your choice of door handles (from builders selections)
- Custom shower with glass in the master ensuite (as per plan)
- Privacy lock sets on master bedroom door and all bathrooms
- Kirdi Drain supplied to all custom shower bases if applicable
- Waterproof drywall installed on all ceramic shower walls
- House walls and ceiling in the garage to be drywalled and one coat of tape applied

FLOORING

- hardwood flooring allowance of \$4.50/ square foot included in all main floor living spaces, (excluding stairs, wet areas, bedrooms, and hallways to bedrooms)
- 36 oz. carpet with upgraded underpad in all bedrooms and dens, (from builders samples)
- Ceramic flooring in wet areas includes front entrance, bathrooms, powder room, laundry/mudroom- allowance of \$4.50 per/sq foot applies - 12X12 - 12X24 - other sizes may have additional install and handling fees

PAINTING

- Bathroom and kitchen walls painted with a quality and durable finish, (wipe able)
- Wood trim and doors to be white semi-gloss finish (ceilings to be the same colour)
- High quality paint to remainder of interior walls.
- Choice of 2 colours, (some conditions apply)
- Low VOC paints throughout

PLUMBING

- Insulated toilet tanks - builder samples
- All white bathroom fixtures - builder samples
- Tub in main bathrooms (as per plan) - builder samples
- Acrylic soaker tub in ensuite bathroom (as per plans) - builder samples
- Bathrooms equipped with Moen Method faucets at all vanities or equivalent - builder samples
- stainless steel under mount sink in kitchen - builder samples
- Single lever faucet with vegetable spray in Kitchen - builder samples
- Pressure balance (constant temperature) water valves in all shower head faucets - builders samples
- One exterior faucet in garage and one at rear of home (frost free)

HEATING AND VENTILATION

- High efficiency gas-fired forced air 2 stage furnace with fresh air intake and electronic ignition -builders choice
- Programmable thermostat - builders choice
- Direct-vent gas fireplace (Estate lots may vary) - Builders choice
- Builder supplied credit of \$500.00 for fireplace surround
- Exhaust fans wired to separate switches

ENERGY EFFICIENCY

- High efficiency 50 gallon gas fired hot water or tankless water heater, (rental), as plan allows
- Ductwork professionally cleaned prior to occupancy
- HRV (simplified system) Builders choice
- All windows are ENERGYSTAR, (Low-E and Argon gas filled) - Builders supplier
- Low flush, water conserving toilets - Builder samples

ELECTRICAL SYSTEM

- 10 LED pot lights
- One electrical outlet in basement
- Heavy duty outlets for clothes dryer and stove
- Dryer exhaust and bathroom fans in all bathrooms are vented to the outside
- 200 amp service with 32 circuit breaker panel
- Electrical outlet over each garage door for future garage door opener
- Copper wiring throughout
- Weather proofed outlet at front and rear of house (as per plan)
- Doorbell at the front door
- Capped ceiling lights in all bedrooms
- Smoke detectors and carbon monoxide detectors on each floor
- Separately switched exhaust fans vented to exterior in all bathrooms
- Separate circuit outlet for the future microwave oven in upper cabinet area
- Builder supplied lighting credit equivalent to(.50/above grade finished space) for light fixtures
- Electric car charging ready

ROUGH-INS

- Pre-wire for 5 (five) category 5 telephone outlets
- Pre-wire for 3 (three) R.G. 6 cablevision outlets
- Rough-in for future central vacuum system
- Dishwasher plumbing and electrical ready
- 100 feet of well drilling
- Three piece rough-in in basement, (excluding estate lots)

LANDSCAPING

- Top soil over top of septic systems as required, (estate lots only)
- Gravel driveway and gravel walkway approach to front door
- Area around the house is rough graded
- Exterior decks and landings - as per plan - pressure treated base with wood railing
- Upgraded landscape packages available by request
- Urban lots may vary from above

WARRANTY

- One year full warranty with Shellstar Homes , covering defects in workmanship and materials
- Two year extended Shellstar Homes warranty on mechanical systems
- Seven year TARION (Ontario New Home Warranty Program)

The builder reserves the right to make modifications and changes should they be necessary of equal or better value. E.& O.E. Selections from builder's samples.