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## TPL's Standard Home Specifications – 2014

*Variations and deviations from this list sometimes occur, either by necessity, plan specification, preference, etc., and would normally be noted in the Appendix A (New Home Estimate) and/or Appendix B (Builder's Appendix – Specifications)*

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### Warranties and Guarantees:

- The vendor agrees to obtain all permits to erect the dwelling
- Vendor to supply survey and real property report
- Vendor to supply purchaser(s) with a copy of the house plan upon signing of Purchase & Sale Agreement
- Construction in accordance with the National Building Code of Canada
- All homes are covered by a 7-Year Atlantic Home Warranty

### Insurance:

- Construction insurance/liability coverage

### Basement:

- Concrete footings and walls as per plan
- DMX Flexsheet damp-proofing membrane, and weeping tile
- Bearing walls as required

### Walls, Floors and Roof:

- Perimeter walls 2"x6" studs
- Interior walls 2"x4" studs
- Floor joists as per plan (*typically 2x10 SPF joists*)
- Pre-engineered roof trusses
- 7/16" OSB wall sheathing
- 1/2" plywood roof sheathing (or 5/8" T&G OSB)
- 3/4" T&G plywood floor sheathing (Floors are nailed, glued (PL Premium) and screwed down)
- R-20 batt insulation in exterior walls (excluding concrete/basement walls)
- R-40 attic insulation (blown-in cellulose) with insulated attic hatch
- Tyvek building wrap around exterior of house
- Super 6 polyurethane vapor barrier on inside face of all perimeter walls and roof
- Concrete finish floor in unfinished or open basement and garage (if applicable)
- Bearing walls or steel posts on concrete footings as per plan(s)

### Sitework:

- Front landscaping with sods as per the **Landscaping & Paving Allowance**
- Paved driveway (*approx. 20x23*) & walkway, as per the **Landscaping & Paving Allowance**
- Pressure treated steps at main entrance as per plan
- Rear patio deck 16 x 12 pressure treated
- Window wells to be galvanized metal (where applicable)

### Exterior:

- Fibreglass shingles (30 year warranty)
- Solid vinyl windows (style and sizes as per plan)
- Exterior doors as per plan (as per the following schedule)
  - o Front door = 36" Cheyenne slab (no glass) with two @ 3/4 Sidelites (clear glass), vinyl cladding, 6-5/8" jamb
  - o Side Garage Entry Door (when applicable) = 32" Cheyenne slab (no glass), vinyl cladding, 6-5/8" jamb
  - o Basement Entry Door = 36" Cheyenne slab (no glass), vinyl cladding, 6-5/8" jamb
  - o Door between Garage and House = 36" Cheyenne slab (no glass), no vinyl cladding, 6-5/8" jamb
  - o Patio Door = 36" Full Clear or a 72" Sliding Patio Door (refer to the plan for exact patio door type/size).
  - o There may be other doors, i.e., master bedrooms sometimes have a sliding patio door, which would be indicated in the Plan and noted in APPENDIX A (New Home Estimate)

- Dark Vinyl siding (Gentek's Sequoia Select series or Royal's Colorscapes series)
- Wide corners
- Aluminum fascia
- Front window & door trim kits (toppers and side moulding kits), where possible
- Dryer hookup installed for main

### Interior:

- 'Our Standard Trim Package' includes:
  - o 5-9/16" Colonial baseboards
  - o 3-7/8" Victorian window/door casings
  - o Wide window ledges on all main and second floor (where applicable) windows
  - o Cheyenne interior doors (including bi-fold doors at closets)
  - o ***Crown mouldings and window & door headers are not included; these are optional***
- Quality brushed chrome/nickel door hardware throughout
- Custom interior paint, five paint colours with cloud white (CC40) trims/ceilings
  - o All doors and trims painted same color
- Clothes rods and shelves in all closets
- Choice of flooring throughout – refer to the **Flooring Allowance**
- Choice of cabinet design, material, doors and colour – refer to the **Cabinet Allowance**
- Choice of stair coverings, posts, railings & spindles – refer to the **Staircase Allowance**
- Heat recovery ventilation (HRV) system
  - o *Bathroom fans and venting of kitchen range/microwave range are extra*
- Round interior drywall corners

### Plumbing:

- Completed as per the Canadian Plumbing Code
- Two outside hose connections
- **Plumbing Fixtures Allowance** as per the specific quotation / contract, to cover the following:
  - o All Fixtures, including tubs, jacuzzis, showers, sinks, faucets, toilets, etc.
  - o Laundry Tub
  - o Extra Labour for work/items not normally included
  - o Etc.
- Rough-in for dishwasher
- Hook-up provided for kitchen refrigerator with water hook-up
- Clothes washer hook-up
- 40 gallon hot water tank (except 60 gallon when a jacuzzi tub is installed)

### Electrical:

- Completed as per the Electrical Code
- 200 amp service and panel
- Electrical permit
- Basic lights, outlets, switches and heating in the basement
- Lights, plugs and switches as per the code
- Weatherproof power outlet at front and rear
- Four telephone and four cable outlets, pre-wired to owners choice
- **Light Fixture Allowance**
  - o Allowance includes installation and HST
  - o Inter-connected smoke detectors (Lighting Allowance)
  - o Door chimes for front entrance (Lighting Allowance)
  - o Bathroom fans and venting of kitchen range/microwave range are extra (Lighting Allowance)
- Wiring for kitchen range hood or over-the-range microwave (Lighting Allowance)
- Rough-in for a dishwasher if applicable
- Electric heat as per contract