

The
HINTON
Team

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 **DIAMOND AWARD TEAM**

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FEATURES AND SPECIFICATIONS



BASEMENT

- Poured concrete foundation walls
- Foundation waterproofing as per OBC
- Full basement wired on 2x4 framed frost walls 24" on centre
- 4" diameter perimeter drainage system
- 4" 25 MPA poured concrete basement floor
- 4" 25 MPA poured garage floor with saw cuts to control cracking and allow for expansion
- Steel "I – beams" with posts as load bearing
- R-5 continuous – spray foam insulation on concrete foundation walls
- R-20 insulation in frost walls
- R-12 insulation below grade

FRAMING

- Pre-engineered floor joists
- 5/8 glued and screwed plywood tongue & groove sub-floor
- 9 ft. ceiling heights on main
- External walls 2x6 kiln-dried studs at 16" centres – crowned studs
- Internal walls 2x4 kiln-dried studs at 16" centres – crowned studs
- Trusses strapped with resilient channel
- Exterior basement walls ready for future completion
- Gasket seal under all exterior wall plates
- 7/12 roof pitch

HEATING AND VENTILATION

- High efficiency gas-fired forced-air furnace (electronic) 2 speed fan
- Air Conditioning and Heat Recovery Ventilator System
- High-efficiency on-demand wall-mounted water heater installed where possible. If not possible due to plan or venting, then regular hot water tank. (Either option will be rented.)
- Hot water recovery

EXTERIOR FEATURES

- Brick & 160 sq ft of Stone on front elevation with maintenance-free pre-finished vinyl siding on remaining three sides
- Maintenance-free vinyl casement or single hung low "E" windows with folding window cranks
- Oversized windows on front elevation with transoms & Prairie Grills
- Maintenance-free aluminum fascia with 18" soffit overhangs
- Eaves troughs and downspouts on entire house
- Maintenance-free thermal pane sliding windows and doors on side and back with screens on all operable windows including windows in basement
- Fiberglass wood-grain front door with weather stripping, side light(s) and transom above according to plans
- Insulated sectional 8 ft. overhead garage door(s) with windows as per elevation.
- Maintenance-free railings and spindles if required by OBC at customer's expense
- 30 year self-sealing asphalt roof shingles on plywood roof sheeting
- Exterior light fixtures based according to plans
- Parging on concrete foundation

ENERGY EFFICIENCY

- Entire home encased in exterior house wrap
- R-24 exterior wall insulation
- R-60 attic insulation
- 6 mm UV polyethylene vapour barrier throughout
- Airtight electrical boxes on all exterior walls
- Low-flush energy-saving toilets

PLUMBING AND ACCESSORIES

- American Standard Fixtures finished in chrome
- Wide spread faucet in ensuite with under-mount sinks (2 sinks)
- Single lever faucet in main bath with under-mount sink (1 sink)
- Custom glass & ceramic tiled shower in ensuite. Size as per plan & freestanding tub with tub filler
- Low flush energy-saving toilets with insulated tanks
- All fixtures to be supplied in white, unless otherwise stated by customer
- Tiled main bath
- Pressure-balancing valve in all showers
- Double bowl, stainless steel, under-mount kitchen sink with Colony series pullout fixture
- Rough-in plumbing and electrical for future dishwasher
- Laundry area to have washer connections and electrical receptacle for dryer
- Laundry area to have vent for future connection to exterior
- Rough-in for 3-piece bathroom in basement when lot will allow
- Two exterior lawn-service faucets as per plan

ELECTRICAL SYSTEM

- Decora switches throughout
- Full basement wired
- Heavy-duty outlets for clothes dryer and stove
- 100 amp service with 32 circuit breaker panel
- Four electrical outlets in garage
- Outlet for future garage door opener
- Weatherproof outlet at rear of house
- Door chimes at front entrance
- Dining room ceiling outlet capped
- Ceiling light fixture in all bedrooms
- All-copper wiring throughout entire home
- Smoke detector on each floor
- Carbon monoxide detector(s)
- Separate circuit outlet for microwave oven
- Decorative style switches
- Three telephone outlets and cable outlets

PAINTING

- Primer coat plus two finish coats
- Choice of two colours
- Interior doors & trim to be painted in semi-gloss standard MacAdam trim colour

HARDWARE

- Front entrance levered handle with deadbolt
- Top quality interior door hardware including coloured brass or pewter latch set, privacy sets for bathrooms, powder room and master bedroom

CEILING & WALLS

- Smooth finish white painted ceilings throughout
- ½" Gypsum board drywall
- Rounded or square drywall corners
- Drywall in garage (warm side only)

FLOORING

- 32 ounce broadloom in all Bedroom areas and hallways with 9lb mold resistant top quality under pad, according to plans (Colour choices from Builder's samples*)
- Ceramic flooring in Entrance, Kitchen, and Baths with Shultzert Dietra Mat underlay (Colour choices from Builder's samples*)
- Hardwood flooring in Living/Dining Room (Colour choices from Builder's samples*)

INTERIOR TRIM AND CABINETS

- 60 square feet of granite countertops included in kitchen only (from Builder's samples*)
- Colonial interior doors with upgraded lever handles with choice of finish
- Full-size doors on bedroom closets according to plans
- Colonial style 5 1/4" baseboard, 3" window and door casings
- Maple handrails and black metal spindles, according to plans
- \$10,000 kitchen & vanity allowance
- Microwave shelf in kitchen
- One wire shelf in each closet with coat rod
- Maple or Oak hardwood stairs

LANDSCAPING

- Lot graded and sodded to a maximum lot size of 50x100 (less footprint of house)
- "Decorator" exterior light fixtures
- Gravel front walkway
- Gravel driveway

WARRANTY

- 7 year Ontario New Home Warranty (Tarion) at owner's expense
- Building location survey provided at expense of MacAdam Construction

* Choice from The Builder's samples. An allowance will be provided for any choice not selected from Builder's samples.

** The Builder reserves the right to substitute materials of equal or greater quality.

*** Subject to change without notice.