

## Specification Sheet

### Foundation:

- \*Footings – 18x8 concrete 20 m.p.a, type 10. c/w 2 row rebar.
- \*Walls – 8” thick c/w 2 rows of 10mm rebar top & bottom
- \*Piles – 12” steel reinforced concrete c/w 15mm rebar under grade beam, garage flr & sidewalk.
- \**Footings & Piles as per engineer specifications*
- \*Dampproofing – Sprayed on *interior* & exterior walls
- \*Bsmt Flr – 4” of 20 m.p.a. concrete over 8” of compact sand covered with 6 mil poly.
- \*Weeping Tile – Continuous perforated pipe covered with 6” of washed rock.
- \*Garage Flr – 4” *duramix concrete (27.5 m.p.a)* reinforced with 10mm rebar 24” o.c.
- \**Garage built on 5 ft concrete wall*
- \*Driveway – *Duramix concrete c/w (27.5 m.p.a)* 10mm rebar *poured full width of garage c/w poured front sidewalk*
- \*Exterior Step – Pre-cast concrete or wood

### FRAMING:

- \*Floor Joist – *Engineered floor system. 19.2 o.c. c/w engineered beams.*
- \**R14 insulated rim board.*
- \**Sub-floor – ¾” o.s.b. t & g screwed & glued*
- \*Lino areas – 3/8 fir u lay
- Exterior walls – 2x6 klin dried studs 16” o.c.
- \*Interior walls – 2x4 klin dried studs 16” o.c.
- \*Sheating – walls-3/8 o.s.b,  
-roof – c/w h clips, c/w 7/16 o.s.b.
- \*Trusses – C.M.H.C approved engineered design 24” on center c/w 18” overhang.
- \*Basement walls – 2x4 studs 24” o.c.
- \**Shingles – 25 yr asphalt, choice of color.*

### EXTERIOR FINISH:

- \*Siding – vinyl, 4 sides, 50 yr quantee
- \*Home wrapped with *Tyvec*
- \*Soffitt, Fascia & Eavestrough – pre-finished aluminum
- \**Windows – Low E complete with Argon throughout except for bsmt, complete with screens. Prefinished exterior jambs.*
- \*French Doors – c/w *crank open screen. c/w blinds. Prefinished exterior jambs* as per print
- Garage Door – *Steel 16x7 R10 Polyurethane Insulated Thermacore c/w Steel Back. “2x6 board capped around garage door c/w garage door opener, c/w 2 remotes.*
- \*Doors – Pre painted, *vinyl* insulated c/w dead bolts, *West Coast* front door c/w *etched glass.*
- \**Front entry c/w white screen door.*
- \**Front door c/w Lock set. Hand grip*
- \*Basement windows – double-glazed single slider, complete with screens
- \*Exterior lot grading – lot graded as per site c/w grading certificate.

### ENERGY SAVING FEATURES:

- \*Caulking – extensive caulking at top & bottom plate as well as headers & double studs on exterior walls
- \*Poly – Vinyl hats on all exterior outlets, sealed with caulking & 6 mil poly
- \*Exterior walls –insulation *Blown R20 wall bar celouse* c/w CMHC approved 6mm poly c/w caulking on all joints (R.value approx 24)
- \*Ceiling insulation – R.40 batt or blown
- \*Basement walls – framed to floor c/w R12 insulation c/w 4 mil poly
- \*Direct vent *G-51 high efficiency (92% Lennox furnace)*
- \**High Energy Efficent wall mount direct vent continuous water heater* (6 to 8 liters per minute)

### DRYWALL & PAINTING:

- \*Ceiling – ½” c.d. board. *Ceiling texture white on white splatter*
- \*Walls – ½” drywall glued & screwed to prevent surface cracking
- \*Taping – *All 90 degree corners are excentuated with round corner bead* except bedrooms, bathroom & railings
- \*Painting – *1 coat primer & 2 coats Gp2000 100% acrylic latex*
- \*1/2 walls complete with choice of capping
- \**Doors, trim, capping, spindles & fireplace mantle painting 100% latex acrylic white or stained to match cabinets.*

### ELECTRICAL:

- \*Copper wiring throughout
- \**Decora switches*
- \*100-amp service c/w 32 breaker panel
- \*220 volt service to dryer & range
- \*Exterior & bathroom plugs have G.F.I. circuit
- \*2 electrical outlets in garage
- \**5 telephone & 5 cable outlets*
- \**Exterior Christmas plug*
- \**Hood fan vented to outside*
- \**\$.75 per sq ft* lighting allowance includes range hood & door chime
- \**Vac system c/w power head*
- \*Rough in for future dishwasher
- \**Rough in security system*
- \*Smoke detectors as per electrical code
- \**Meet the electrician* at your home after framing to locate T.V. & phone outlets.

**HEATING:**

\*Gas fired direct vent G-51 high efficiency (92% Lennox furnace). C/w 5yr warranty.

\*Furnace & ducts to be professionally cleaned

\*Bathroom fan vented outside.

\*If applicable, gas burning fireplace c/w fan

\*Dryer hood vented to outside.

\*Programmable Thermostat

**PLUMBING:**

\*Sump Pump supplied as per city code

\*High Energy Efficient wall mount direct vent continuous water heater (6 to 8 liters per minute) c/w thermostat.

\*If applicable Jacuzzi c/w tile surround.

\*Wirsbo plastic water lines throughout

\*Water line for Fridge

\*Two non freeze exterior lawn taps

\*Rough-in for future dishwasher

\*3pc rough-in in basement as per print

\*Shut off valves on all water closets

\*Double stainless steel kitchen sink c/w single lever faucet, c/w veggie spray

\*Price pfister washerless faucets

\*Fiberglass tubs (white) c/w tub surround c/w 1 row tile trim

\*Fiberglass showers, neo-angle c/w 1 row tile trim c/w clear glass doors c/w etched lines in chrome frame

\*2push buttom direct flush toilets

\*Bathroom towel bar & paper holder, chrome

**INTERIOR FINISH:**

\*Oak or European style cabinets, c/w crown molding in kitchen

\*Main & upper floor c/w crown molding

\*Bathroom countertops c/w 1 row of tile

\*Choice of paint grade or oak finishing

\*1/2 wall c/w capping

\*Integra's extensive doorway detail includes header, fluted casing & plhint block's.

\*Choice of 2 1/4"oak or 3 1/4" paint grade baseboards

\*Oak or hemlock fireplace mantle c/w ceramic tile face, if applicable

\*Arched T.V. shelf c/w ledge over fireplace

\*Weiser lock sets, choice of brass, pewter or nickel door hardware

\*"Mannington Simplicity" no wax vinyl cushioned flooring

\*Santa Barbara, 55oz carpet c/w 7lb underlay

\*Microwave shelf in kitchen c/w separate circuit if applicable

\*All kitchens c/w framed in pantry & wood shelving. c/w oak glue chip door stained as per cabinets.

\*Kitchens c/w tiled backsplash

\*Master bedroom closets c/w split rods & organizer (if applicable) c/w wood shelving.

\*c/w wood Shelving over washer/dryer.

\*no bifold doors, regular door throughout.

**All INTEGRA HOMES INCLUDE:**

Legal fees included when using Integra Homes lawyer

1 year Integra Homes Ltd warranty (material & labor)

5 year warranty with the National Home Warranty Program.

**NO HIDDEN COSTS:**

With Integra Homes Ltd all mortgage costs interim financing (advance/draw mortgage) survey, blueprints, legal fees, appraisal, transfer of title, registration of mortgage & disbursements are included in the price when the builders lawyer is used. Property taxes are included to the date of possession. Note mortgage insurance (C.M.H.C) fee is not included.

In keeping with a continuously changing market and our pursuit to provide you with the best possible features at a value price, Integra Homes Ltd reserves the right to change features, plans and specifications without notice.

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Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

