



## BUILDING SPECIFICATIONS – FEB 9, 2017

### FOUNDATION / BASEMENT

- 8” reinforced concrete foundation walls as per approved engineered drawings
- 4” concrete floor over 6” of crushed gravel base protected with vapour barrier and insulation as per code requirements.
- Concrete floors sealed to the walls with caulking

### FRAMING FEATURES

#### Floors

- 11-7/8” engineered Truss Joist Floor system to reduce floor squeaks
- 3/8” high density underlay placed over plywood in areas that receive tile
- 3/4” Tongue & Groove floor plywood screwed and glued

#### Exterior Walls

- 2”x6” FJ studs 16” O.C.
- 7/16” OSB Plywood

#### Interior Walls

- 2”x4” FJ studs 16” O.C.
- 2”x6” for load bearing walls and plumbing walls

### ROOF

#### Sloped Roof

- Engineered roof trusses 24” O.C.
- 7/16” OSB sheathing with H clips
- Limited lifetime (30 year pro-rated) laminated fiberglass shingles

#### Flat Roof

- Engineered roof trusses 24” O.C.
- 3/4” tongue & groove plywood

- 2-ply torch-on membrane

### EXTERIOR FINISH

#### Walls

- The project has two pre-determined colour schemes. Combination of Ledgerstone Veneer/Hardi Panel/Vertical Board and Batten/Horizontal Vinyl

#### Soffit & Fascia

- Vinyl Soffit & “J” channel
- Pre-finished aluminum eavestroughs and downspouts
- Fascia and trims will be comb face

#### Windows

- 5-year manufacturer warranty
- Homes have been detailed with large modern style windows
- White PVC dual glazed low E and argon filled windows

### DOORS

- Front entry door is a 4-lite satin glass fiberglass door
- Exterior doors are 2-panel fiberglass doors
- Interior doors are modern (Berkley) style door
- Door handles are modern style in satin nickel finish
- Dead bolts are Weiser smart locks.

### ELECTRICAL

- 100amp panel installed in the garage
- Media panel installed
- 3 exterior weather proof ground fault plugs



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installed

- 5 cable jacks prewired – rough-in only (family room, living room, master bedroom, bedroom #2 & #3)
- 2 telephone jacks prewired – rough-in only (dining room and master bedroom)
- Early warning smoke detectors direct wired on all levels and every bedroom
- Carbon detector installed outside of all sleeping areas
- Garage door opener and motion sensors wired and installed
- Bathroom plugs GFCI outlets
- “Soft touch” décor light switches
- Electronic programmable thermostat
- Range hood vented to exterior

### LIGHTING

- Interior designer selected lighting package.
- Pot lighting throughout the living room and kitchen
- Chandelier light over the kitchen island
- Wall mounted vanity light centered over each bathroom sink

### MECHANICAL SYSTEM

- Homes are heated with 96% efficient gas furnaces
- On-demand hot water tanks installed in each home
- All bathrooms are vented to the outside
- Sprinkler systems are installed in each unit and are alarmed individually.

### PLUMBING

- Kitchen has double stainless steel under mount sink with single lever tap and pullout veggie sprayer
- Vanity sinks are equipped with chrome single lever faucet
- Main bathroom has one piece acrylic tub
- Ensuite has an acrylic shower base with tiled walls and glass shower door
- Low flow toilets
- 1 exterior hose bib
- Aqua Pex ½” water lines and ¾” main lines

### INTERIOR FINISHES

- Door and window trim will be 3” mdf flatstock painted white.
- Baseboard throughout the home including garages to be 5” ultra mdf flatstock painted white.
- Hemlock railings painted to match the flooring.
- Round satin chrome railing spindles
- There are three different interior colour schemes to choose from
- Full vanity mirrors
- Wire shelving in all closets
- 1” aluminum horizontal blinds on all windows and 3” vertical PVC blinds on sliding patio doors

### FLOORING

- Commercial grade laminate flooring in the entry, basement, living room, dining room, and kitchen
- Carpet in the bedrooms, stairwells, & upstairs hallway.



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- Tile in the bathrooms and the laundry area.
- Designer tile on the kitchen backsplash

### **CABINETS**

- Kitchen door slabs & gables will be completed with lamitech – high gloss square slab door
- Large square-style brushed nickel pulls throughout
- Kitchen counters are stylish 3cm quartz counters with tile backsplash
- Large islands with 11” overhangs to create bar seating
- Shadow molding installed along the top of the cabinets to finish the cabinets to the underside of the drop over the kitchen upper cabinets
- Under cabinet valance installed under upper cabinets
- Vanity cabinets are designed with banks of drawers
- Vanity tops are molded arborite countertops with post-formed backsplash

### **APPLIANCES**

- Fridge – 33” stainless steel French door fridge with freezer drawer and ice maker below
- Range – 30” stainless steel electric glass top range
- Over the range – Built in stainless steel microwave hood fan combo.
- Dishwasher – Stainless steel dishwasher with a stainless-steel tub
- Washer – White front load washer
- Dryer – White front load dryer

### **WALL & CEILING FINISHES**

- R20 fiberglass insulation on exterior walls

- 5/8” drywall floor to ceiling screwed in place on party walls
- All interior walls are painted with premium paint
- R40 insulation in ceilings
- 6 mil poly vapor barrier on exterior ceilings and exterior walls
- ½” ceiling board on all ceilings
- Light stipple texture on all ceilings

### **EXTERIOR**

- Concrete driveway and entry way to be steel reinforced slabs with a broomed finish
- Concrete patio and sidewalks to be steel reinforced slabs with a broomed finish
- Landscaping and irrigation is included in the completion of the units
- Play area included as shown on the site plan
- All homes backing on to the perimeter of the project will have fenced yards.
- Landscape bollards along the interior project pathways

### **GARAGE**

- Floor is a 4” thick steel reinforced slab completed with a smooth finish
- All walls are drywalled and painted to the same level of finish as the interior of the home
- The garage door is an insulated steel door complete with garage door opener and sensors.



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### SECURITY SYSTEM

- Rough-in Security System for all grade level doors and windows, as well as roof-top doors in MidTown Two

### WARRANTY INFORMATION

- All homes will include an HPO approved 2-5-10 New HOME Warranty provided by WBI Home Warranty.

These specifications form part of the Contract of Purchase and Sale for proposed Strata Lot # \_\_\_\_\_,

\_\_\_\_\_ MidTown Way, Chilliwack, BC

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Vendor's Signature