

OAK COUNTRY HOMES LIMITED

Embro Specifications & Quality Features

BASIC FEATURES

1. All lots are designed and graded to meet a grading plan stamped and approved by an engineer or surveyor, and accepted by the local municipality.
2. Poured 8" concrete walls unless otherwise provided in plans.
3. Weeping tile and clear stone around perimeter where required and from window wells, to run into a sump pit and be discharged into storm sewers or to exterior, (depending on municipal requirements) by a sump pump.
4. Foundations are damp proofed with a layer of Delta-MS drainage membrane installed as required.
5. Approximately 6" of clear stone under basement floor.
6. 3" 25 M.P.A. concrete basement floor.
7. 4" 32 M.P.A. concrete garage floors.
8. All lumber is kiln dried not green.
9. 2" X 10" floor joists 16" on centre, minimum unless otherwise provided in floor plans.
10. 2" X 6" exterior walls with poly-iso insulation.
11. 8' Ceilings on main floor and second floor unless otherwise provided for in plans.
12. 2" x 4" interior & garage walls. Some interior walls may be increased to 2" X 6" or 2" X 8" walls where required to run plumbing stacks or duct work.
13. 5/8" tongue and groove moisture resistant **O.S.B.** subfloors, glued and nailed.
14. Engineered roof trusses at maximum 24" centers and pitches as per design.
15. 7/16" O.S.B. roof sheathing.
16. All exterior walls of house to be insulated to approximately R-25, exterior basement walls to be strapped and insulated to basement floor with minimum R-25 unless a duct or plumbing pipe is present, garage walls to be insulated with R-12 insulation.
17. R-60 blown insulation in roof area over living area of the house and R-20 blown insulation in roof area over garage.
18. All windows will be maintenance free, vinyl, Low EE, Argon filled, Energystar Certified, thermal pane windows with 20 year glass warranty. Sizes and styles as specified on the plans.
19. All windows on front elevation available with grills with 3 different styles at no extra cost.
20. Basement windows will be 35" X 47" pour in vinyl sliders.
21. Fiberglass Insulated Front Door with remaining man doors to be Insulated Steel clad with choice from Vendor's standard samples.
22. **Man door from garage** to exterior to be steel clad insulated door.
23. All man doors from exterior to interior living area to have deadbolts with the front door to have **Gripset** in Purchaser's choice of finishes from Builder's Samples.
24. **6' patio door** (no upgrade charge).
25. All operating windows to have screens and locks.
26. All windows and doors to be caulked and insulated.
27. All homes are registered with the TARION Warranty Program with registration fee

- included** in your purchase price.
28. All homes will have an as-built survey provided **included** in the purchase price.

EXTERIOR FINISHES

1. Clay and calcite bricks from builder's samples standard.
2. Siding as per plans to be horizontal vinyl siding from Builder's samples with maintenance free aluminum eavestrough, downspouts and fascia in choice of colours from Builder's samples. Optional upgrading to vertical siding available.
3. Raised sectional steel insulated garage doors 9' X 7' or 16' X 7' or as shown on plans with **choice of 8 standard colours.**
4. **All garage doors to have garage door opener with two remote controls and keyless entry pad system installed.**
5. **Driveway will be paved.** Driveways will be left for approximately one year for settlement before being completed.
6. All lots to be graded with topsoil and fully sodded.
7. Shingles to be Lifetime warranty, self-sealing, with choice of colours from Builder's Samples. Warranty as per manufacturer's specifications.
8. Front door and sidelites (if applicable), and man door from garage to be painted in Purchaser's choice of colours.
9. Front porch posts (if applicable) to be white aluminum. Porch may or may not have saw cut(s) to allow for expansion.
10. Front porch rails are optional and will be priced per house as requested.
11. Address stone or plaque with Street name and Address installed.
12. Precast patio stone walkway and steps from driveway to front entry.

PLUMBING

1. 2 exterior non-freeze hosebibs with one exterior and one in garage.
2. Wirsbo or equivalent waterlines.
3. Delta Single Lever or equivalent, faucet in kitchen.
4. Stainless steel double sink in kitchen.
5. **Water line run to fridge for future icemaker.**
6. Rough-in plumbing for future dishwasher.
7. Choice of 5' acrylic shower with or without seat (optional shower doors available) or 5' acrylic one piece bathtubs (white). 5' acrylic bath tubs (white) with ceramic tile is available for additional charges.
8. Delta or equivalent faucets for bathroom sinks and tub and shower controls (temperature controlled).
9. Lined water closets (white).
10. Oval basin sinks (white).
11. **3 Line waterline system for future water softener.**
12. Single plastic laundry tub.
13. Sealed submersible sump pump and pit discharged to surface.
14. Rental on demand hot water heater.
15. Basement to be roughed in for future 3 piece bathroom as per plan.

ELECTRICAL

1. 200 Amp electrical service.
2. Smoke detectors wired to electrical system and interconnected on every floor.
3. Carbon Monoxide Detectors.
4. 2 ground fault exterior outlets & **switched Christmas light outlet** in front porch soffit.
5. 3 telephone outlets included, does not include activation of telephones.
6. 3 cable television outlets included, does not include activation of television service.
7. 220 volt lines for dryer, and 220 volt and 110 volt for stove.
8. **\$ 750** allowance for light fixtures.
9. Three way light switches where required.
10. **Basement walls wired with electrical outlets.**
11. Decora light switches and receptacles.

HEATING & VENTILATION

1. High efficiency DC forced air gas furnace.
2. **Central Air Conditioning sized for house and installed.**
3. **HRV supplied and installed.**
4. Exhaust fans or HRV vents in all finished bathrooms vented to exterior.
5. Rangehood vented to outside.
6. Gas Lines run for future hookup for stove and dryer
7. Furnace controls have manual and auto settings for furnace fans

DRYWALL & INSULATION

1. House built to exceed OBC A1 energy requirements with each house tested.
2. Exterior walls insulated to approximately R-25.
3. Exterior basement walls approximately R-25 and garage walls insulated to approximately R-12.
4. Ceilings with attic spaces over living areas are insulated to approximately R-60. Ceilings over living areas with no attic space are insulated to approximately R-31.
5. All garage ceilings with living space above are insulated with sprayed foam insulation to approximately R-32.
6. Drywall on all walls including garage but not unfinished basement areas to be ½" drywall. Ceilings to be ½", high strength, sag resistant "Ceiling Board".
7. Foamed insulation around all windows.
8. **Denshield or equivalent** behind all ceramic wall tile, around tubs and showers.
9. **Garage fully insulated, drywalled and rough taped with two coats of mud, sanded, and one coat of primer.**
10. **Resilient channel** installed on underside of attic trusses before drywall is installed.
11. California textured ceilings in all areas excepting bathrooms, closets, and laundry areas.

INTERIOR FINISHES

1. All interior walls to be primed and painted with 2 coats of paint.
2. Purchaser is allowed to choose **3** paint colours from builder's samples with additional colours available at a cost of \$50 per colour.
Medium or dark based paints are an extra and will cost an additional \$ 0.50 per square

foot of the floor space of the room or rooms painted.

Garage is primed only with one coat of primer. Interior doors and trim to be painted white.

3. Interior doors to be Series 800 doors with **5** standard designs to choose from.
4. Purchaser to have **choice of interior hardware** from Builder's samples.
5. Interior trim is 3 7/8" paint grade colonial trim baseboard 2 3/4" paint grade colonial casing. Trim widths may vary slightly.
6. Standard wire shelving in all closets.
7. Standard railings & spindles around stair cases, oak with Purchaser's choice of stain, paint grade painted white, or combination (no upgrade charge).
8. 40 oz. stainresistant carpet (Berbers are available) with up to 3 colour selections per house standard.
9. 8 lb premium foam chip underpadding.
10. Standard vinyl flooring to be Mannington Silver Jumpstart or equivalent from Builder's samples.
11. Hardwood, laminate flooring, ceramic tile flooring priced on request.
12. Choice of ceramic wall tiles if applicable for around tubs from Builder's samples.
13. Cupboards and vanities to be chosen from BAMCO SERIES I standard line, with post formed laminate countertops to be chosen from builder's samples.
14. Standard Crown Moulding in kitchen included.
15. Corner base cabinets are pie cut corner cabinets.
16. Base kitchen cabinets to have top drawer where possible.
17. **Each kitchen to have choice of one bank of drawers or one Pots and Pans drawer included.**
18. Vanity basins will have drawer (12" minimum) where possible.
19. Mirrors to be installed in all bathrooms.
20. Closets and linen closets to have wire shelving.