



Diamondview Estates | *Site Specifications*

Landscaping

- Planting as per City approved landscape plan
- Paved asphalt driveway
- Concrete patio slab walkway (24" x 30") at front entrance as per Landscape Plan
- Nursery grown sod as required

Foundation and Concrete Floors

- 8" concrete foundation wall or concrete foundation
- 3" concrete basement floor with troweled finish
- 4" concrete garage floor with broom finish
- System "Platon" drainage membrane on exterior concrete foundation walls (below finished grade)

Structural

- Exterior walls 2" x 6" at 16" o/c with 7/16" sheathing
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" T & G OSB board screwed and glued
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Engineered steel posts and beams (as per plan)

Exterior Finishes

- Clay brick or Designer stone (as per plan)
- Maintenance free vinyl siding (as per plan)
- Maintenance-free aluminum soffit and fascia
- Maintenance-free Low-E Argon vinyl windows (as per plan)
- Basement windows to be vinyl with thermal sliders and screens
- Steel sectional overhead garage door
- Steel clad insulated front entry door and dead bolt
- Side lights and transoms where applicable (as per plan)
- Sliding patio door with screen (as per plan)
- Maintenance-free front balconies (as per plan)
- Precast steps or Cedar deck and railing with PT structure at rear (as required)
- Architecturally designed streetscaping
- Self-sealing high grade architectural asphalt shingles complete with manufacturer's lifetime warranty

Interior Finishes

- 9 foot ceilings on the main floor
- 40 oz nylon broadloom with 9mm underpad (as per plan) one colour throughout
- Ceramic floor tile in foyer, ensuite bathroom, kitchen/eating area, main bath, powder room, and laundry room (as per plan), with Ditra Mat underlay.
- Manufactured kitchen cabinets with granite counter tops and manufactured vanities with post form counter tops
- Ceramic backsplash in kitchen
- Colonial style swing Interior doors, baseboards, windows and door trim (as per plan)
- Oak railings and spindles on stairwells or oak handrail and oak wall cap (as per plan), main floor to second floor only
- Stippled ceilings with 4" designer edge excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Vaulted ceilings (as per plan)
- High efficiency gas fireplace and trim with oak beam mantle or MDF top (as per plan)
- Microwave shelf in kitchen with dedicated electrical outlet
- Decorative interior plaster columns (as per plan)

Plumbing and Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Programmable thermostat
- 75% Efficiency Heat Recovery Ventilator (HRV)
- Gas fired vented tankless water heater (rented. EF 0.8)
- Ductwork sized for future air conditioner
- Bathroom and kitchen exhaust fans vented to exterior
- Fibreglass bathtubs with ceramic wall tile in main bath (as per plan)
- Thorough duct cleaning performed prior to delivery

- Master ensuite to have a soaker tub with ceramic tile border and shower stall (where applicable, as per plan)
- Main and ensuite bathrooms to have vanity drawers and/or medicine cabinet (as per plan)
- Powder room with vanity & basin or pedestal sink (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Constant temperature (pressure balance) water valves at all showers
- Quality white bath fixtures
- Double Stainless steel Undermount kitchen sink
- Rough-in for washer and dryer
- Rough-in for dishwasher
- Two exterior hose bibs
- Laundry tub as per plan

Insulation and Vapor Barrier

- Exterior walls R-22 fiberglass batt including 2"x6" framed walls for walkouts and reverse-walkouts
- Ceilings R-60 blown fiberglass insulation, except vaulted ceilings R-31 batt insulation
- Garage ceilings R-31 fiberglass batt or equivalent (below finished areas)
- Exterior walls super 6 mil poly vapor barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement R-20 (to 8" above concrete floor)
- Ductwork joints are all tape-sealed

Electrical

- 200 amp service with 48 circuit breaker panel
- Smoke detectors and CO detectors as per code
- Duplex outlet for future garage door opener
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at front entrance
- One exterior electrical plug in garage and at rear on ground fault breaker
- Heavy duty receptacles for dryer and stove
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Rough-in for central vac.
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

Exterior Colour Package

- Purchasers can choose from the Builders exterior colour packages. The final package decision is solely at the discretion of the Builder.

Ontario New Home Warranty Program

Phoenix Homes is registered with TARION which provides the following coverage:

- 1 year Builders warranty
- 2 years - plumbing, heating and electrical systems and building envelope
- 7 years - Major structural defects