



## White Tail Ridge | Site Specifications

### Landscaping

- Planting as per Township approved landscaping plan
- Paved asphalt driveway
- City water & sewage system as per engineered drawings
- Concrete patio slab walkway (24" x 30") at front entrance as per Landscape Plan
- Nursery grown sod from property line at front to 30 feet beyond rear of house. Remainder of Lot to be left as is.

### Foundation and Concrete Floors

- 8" concrete foundation wall
- 3" concrete basement floor with trowelled finish
- 4" concrete garage floor with broom finish
- System "Platon" drainage membrane on exterior foundation wall

### 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 water resilient 3/4" OSB glued and screwed
- 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)
- Architecturally designed streetscaping
- 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
- Sidelites and transoms where applicable (as per plan)
- Sliding patio door with screen (as per plan)
- Cedar deck and railing with PT structure at rear (as per plan)
- Maintenance free front balconies (as per plan)
- Self-sealing highgrade architectural asphalt shingles complete with manufacturer's limited lifetime warranty

### Interior Finishes

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

### Plumbing & Heating

- Forced air 96% efficiency gas furnace with electronically controlled motor
- Programmable thermostat
- 75% Heat Recovery Ventilator (HRV)
- Drain Water Heat Recovery
- Master ensuite to have a soaker tub with ceramic tile border. Shower to be either Prefabricated or ceramic walls with acrylic base or ceramic walls & base (as per plan)

- Bathroom and kitchen exhaust fans vented to exterior
- Ductwork sized for future air conditioner
- Fibreglass bath tubs with ceramic wall tile in main bath (as per plan)
- Gas fired vented tankless water heater (rented, EF 0.8)
- Thorough duct cleaning performed prior to delivery
- Main and ensuite bathrooms to have vanity drawers and/or medicine cabinet (as per plan)
- Powder room with vanity and basin or pedestal sink (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Laundry tub as per plan
- 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
- Sump pit and pump as required
- 3 year, Free Smart Home Essentials package (smart thermostat, one leak sensor, one hub, monthly HVAC monitoring services)

### Insulation & Vapor Barrier

- Garage ceilings R-31 fiberglass batt or equivalent (where heated space above)
- Exterior walls super 6 mil poly vapour barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement R-20 (to 8" above concrete floor as per SB-12)
- Exterior walls R-22 fiberglass batt
- Ceilings R-60 blown fiberglass insulation, except vaulted ceilings R-31 batt insulation
- Ductwork joints are all tape-sealed

### Electrical

- 100 Amp service with 48 circuit breaker panel
- Smoke detectors and CO detectors as per code
- Duplex 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
- Rough-in for central vac
- Heavy duty receptacle for dryer and stove
- Rough-in wiring for future dishwasher
- Builders lighting fixture package
- 2 phone outlets and 5 Cable T.V. outlets
- Decora switches & plugs throughout
- LED light bulbs in all compatible fixtures

### Exterior Colour Packaging

Purchasers can choose from the builders exterior colour packages. The final package decision is based 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 - Builder Warranty
- 2 years - plumbing, heating and electrical systems and building envelope
- 7 years - Major structural defects