

La Croisée Single Family Home *Specifications*

FOUNDATION & CONCRETE FLOORS

- **Footings:** 20" poured concrete
- **Foundation Walls:** poured concrete 8" thick with steel reinforcement
- **Parging:** cement parging to exposed portions of foundation wall (externally)
- **Basement Floor:** poured concrete with troweled finish and R5 ridged insulation under basement slab*
- **Garage Floor:** poured concrete with broom finish and reinforcing
- **Waterproofing:** **bituminous tar damp-proofing**
- **Drainage:** 4" diameter perimeter drainage system with clear stone coverage
- **Basement Beams:** steel beams supported on steel teleposts
- **Garage floor drain**

FRAMING

- **Joists:** "I-beam" pre-engineered floor system
- **Subfloor:** 3/4" T&G subfloor, nailed, sanded, screwed and glued
- **External Walls:** **kiln-dried 2" x 6" studs at 16" centres**
- **Internal Walls:** **kiln-dried 2" x 6" studs and 2" X 4" studs**
- **Basement Walls:** 2" x 4" studs framed full height @ 24" centres (external walls only)
- **Roof:** pre-fabricated roof trusses at 24" centres
- **Roof Sheathing:** 7/16" sheathing with "H" clips
- **Garage Walls:** kiln-dried 2" x 4" studs @ 16" centres
- **Ceilings:** **9 ft. ceiling on all main floors,** higher windows included

INSULATION & DRYWALL

- **Walls:** R-24 insulation and 1/2" gypsum drywall on exterior walls*
- **Ceilings:** **R-50** (except R-32 in cathedral ceiling) **blown insulation at roof***
- **Garage Ceiling:** **R-32 insulation under second floor area**
- **Basement:** **R-17 insulated to 6" above basement floor**
- **Vapour Barrier:** 6 mil polyethylene
- **Garage:** **fully drywalled with 1/2" gypsum with one coat finishing and R-22 insulation between garage and house***

ENERGY SAVING HEATING

- Heating ducts sized for future air-conditioning
- Gas burning fireplace with glass front, fresh-air intake
- **Granite tile surround and hearth***
- **Oak mantle above fireplace with oak surround**
- **Digital programmable thermostat**
- All ducts are power cleaned prior to occupancy
- **High-efficiency double vented forced-air gas heating system** with 92% efficiency furnace for reduced energy bill
- Air exchanger
- High efficiency condensating HWT* (Rental with Gazifère)
- HRV - Heat Recovery Ventilator*

LUXURIOUS INTERIOR FINISHES

- Swing/bifold closet doors throughout*
- Stained/varnished caps on half walls*
- **Large colonial trim, baseboard, windows & door casings**
- **Stoop mouldings** on all windows
- Linen closet with 5 shelves
- **Brushed nickel** type finish of high quality interior door hardware including privacy sets for bathrooms and master bedroom*
- **Crown moulding in living and dining rooms** (except where cathedral ceiling)*

ELECTRICAL & LIGHT FIXTURES

- 100 amp electrical breaker panel & copper wiring
- **Décora light switches & plugs**
- All bedrooms have ceiling light fixtures
- Chrome strip lighting in all bathrooms
- Bathrooms equipped with exhaust fans to outside
- Stove hood fan exhausted to the outside (as per plan)
- Exterior entrance black fixtures
- Chandelier in foyer (as per plan)
- Capped outlet in dining room for future chandelier
- Smoke detector on each floor & CO detector on bedroom floor
- **Electrical outlet(s) in garage for automatic door opener(s)**
- Front and back door chime
- **4" pot lights in kitchen** (except where cathedral ceiling)*
- Track lights above fireplace in family room for standard ceiling height
- Ceiling fan rough-in in family room for 2 storey ceiling
- Electrical outlet in basement
- Exterior water-protected outlet

La Croisée

ROUGH-IN & PRE-WIRING

- Central vacuum system roughin
- Smart wiring package including 3 cable, 4 telephone, 1 multi-media with 4 port plate, 1 connection centre*
- 2" PVC conduit from basement to attic for futrue wiring
- Rough-ins for gas BBQ, stove & dryer*
- 3piece bathroom rough-in in basement*

LUXURIOUS PLUMBING FEATURES

- Vanity in powder room or pedestal sink (as per brochure)
- Ceramic soap dishes, paper holder, towel bar & white plumbing fixtures
- Vanity size mirrors
- Double stainless steel kitchen sink with vegetable spray
- Laundry tub supplied with swinging spout and double handles
- Roman tub in ensuite (as per brochure)
- Acrylic tub in main/other bathrooms (as per brochure)
- China sink in all bathroom vanities
- Prefab shower enclosures with glass door (as per brochure)
- Single-lever **Delta** faucets
- Opening and rough-in for future dishwasher
- Two hose bibs (one of which is inside the garage)
- **“Pex”** type water pipes
- Low flush water-saver toilet complete with elongated bowl*
- Water pressure equalizer (scald guard) in all showers

ELEGANT EXTERIOR FEATURES

- **PVC casement /slider windows throughout***
Packages include one of four different colours. (All operable windows have screens.)
- Spray foam insulation around windows*
- Insulated exterior metal door with weather-stripping
- **Steel insulated 16 panel sectional garage door**
- Brick, vinyl siding, aluminum fascia as indicated on drawing (accent colour optional)
- **Shingles: 30 year self-sealing asphalt***
- Front entrance grip set with deadbolt
- Brick or coloured PVC/aluminum columns and railings (as per brochure)*

STAIRS, RAILINGS & PAINT

- **Solid oak classic** style railing and spindles
- Oak floor nosing underneath balustrades & oak veneer wood stringers/painted wood stringers
- Wood trim and doors to be white eggshell finish
- Stipple ceiling throughout except bathrooms, powder room and kitchen area (except cathedral ceilings)
- Wall paint to be white eggshell finish

CABINETS & VANITIES

- Wood or melamine cabinetry (large selection) with taller 36" upper cabinets with crown moulding (bulkhead may be built for mechanical)*
- Post-formed laminate countertops
- Medicine cabinets in all bathrooms (except powder room)
- Bank of drawers in ensuite (if room permits)
- Lazy Susan in kitchen (as per kitchen layout)
- Pots and pans drawers (as per kitchen layout)

ELEGANT CERAMIC & FLOOR COVERINGS

- **Full height ceramic wall tiles around bathtub, 2 rows of wall tiles around roman tub**
- **Ceramic flooring in front entrance, all bathrooms, kitchen and laundry** (as per plan) with 3/8" underlay*
- Ceramic kitchen backsplash
- **40 oz. nylon carpet** with tough-back chip underpad*
- **Pre-finished hardwood flooring** on main floor living room, dining room, lower hall, family room & den (if applicable).*

LANDSCAPING

- Architecturally designed streetscaping and landscaping
- Fully sodded lot (or sodded to tree line)
- Asphalt paved driveway
- Pre-cast patio stone walkway from driveway to front door

WARRANTY PROGRAM

- Pre-paid warranty by Richcraft Homes

* May not apply to pre-built inventory. Plans, specifications & materials are subject to availability, substitution & modification without notice. This specification sheet is effective for all new construction as of February 19, 2013. Printed: February 19, 2013.