



MAIN FLOOR PLAN
 LIVING AREA = 1458 SQ. FT.

PRIMROSE
 1458 SQ.FT. 3 BED - 2 BATH

Potters Creek Phase 9A

Structural Details

- Poured concrete foundation walls on concrete footings
- Heavy Duty damp-proofing with delta drainage membrane
- Tile Drainage system around perimeter of foundation
- Sealed Sump pit and pump provided
- 2" X 6" exterior walls with OSB Sheathing and R-5 rigid insulation board
- 2" X 10" floor joist with cross bridging
- Steel and wood beams
- 5/8" t&g engineered floor sheathing
- 7/16" osb roof sheathing
- kiln dried pre-engineered wood roof trusses

Windows & Doors

- Energy efficient, Low-E coated, Argon-filled windows (casement & slider complete with screens) Colored on all elevations
- Front exterior door to be insulated steel with thermal glass insert
- Garage man door to be insulated steel with self-closing device
- Patio door as per plan (if applicable)
- Insulated sectional steel garage doors complete with garage door opener(s)
- All exterior openings professionally sealed and caulked
- Basement windows as per plans
- Frosted glass in bathroom window (if applicable)

Exterior Details:

- Self-sealing, 30-year architectural shingles
- Color match valley flashing and roof vents
- Stone skirt on front elevation as per plan
- premium vinyl siding in all other areas
- Maintenance free aluminum soffit and fascia
- 5" seamless eaves-trough and downspouts-
- Stamped concrete front walkway and porch
- Covered front porch (as per floor plan)
- Asphalt Paved driveway (Cobblestone to pave within one year of occupancy)
- Lot graded and fully sodded
- Covered deck included

Plumbing

- Double stainless steel sink in kitchen (single handle faucet c/w pull-out wand)
- One-piece white acrylic tub/showers in main bath
- White low flush toilets
- high efficiency tankless, natural gas water heater (rental)
- Single lever faucets throughout, non-scald valves in tubs & showers
- Washer and dryer connections (dryer vented to exterior)
- Two exterior faucets (one in the garage and one in the rear)
- 3-Piece bath in basement (rough-in only)
- Rough- in for dishwasher
- Water line to Fridge
- Laundry tub in basement
- Custom Ceramic Shower in Ensuite with glass door

Heating, Air Conditioning & Ventilation

- High efficiency (96%) forced air gas furnace
- Central air conditioning
- Energy efficient (60%) Heat Recovery Ventilator (HRV)
- Programmable thermostat for heating and cooling
- Gas line to BBQ Location

Interior Finishing:

- One coat primer and two finish coats of paint on all painted surfaces, latex throughout
- Exterior lock sets keyed alike complete with deadbolts
- Grip set for front entry door
- Privacy lock sets on all bathrooms
- Pin hinge or spring door stop on all doors
- Bevelled mirrors over vanities
- Quality lever style door hardware
- MDF baseboards and casing
- Contemporary style interior doors
- Stained oak handrails with metal spindles
- Space Age Wire shelving in all closets
- Ceramic tile in entry, baths and laundry
- Engineered hardwood or equivalent laminate flooring in main living areas, hallway and bedrooms
- Quality kitchen and vanity cabinets complete with soft close doors/drawers and quartz countertops
- Stained hardwood basement stair treads

Electrical:

- 200-amp electrical service
- Two exterior waterproof plugs
- Builder supplied designer lighting fixtures
- 10 pot lights included
- Smoke and Carbon Monoxide detectors wired to panel
- 4 phone and 4 TV outlets

- Stove and dryer receptacles
- Switched exterior soffit receptacle
- Energy efficient R2000 electrical boxes installed on all exterior walls
- Decora style plugs and switches

Drywall & Insulation:

- R-50 insulation in ceilings, R-25 exterior walls and R-17 in basement walls (R-31 in vaulted ceilings)
- 6 mil Polyethylene vapour barrier
- 1/2" drywall
- Chamfered corner beads
- Resilient channel on ceiling
- Painted, non-textured ceilings

General:

- Home to be registered with TARION Warranty Program
- House Professionally cleaned prior to occupancy.
- Scheduled Pre-Delivery Inspection with Builder prior to occupancy.