

# lifestyles Specs

## FOUNDATION

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- 8" Reinforced cast concrete walls
- Damp-proofing applied to exterior of concrete wall
- 4" Concrete basement floor
- Concrete window wells (if required)
- Reinforced pier and grade beam garage foundation
- 5" Reinforced garage concrete floor

## BASEMENT EXTERIOR FROST WALLS & FINISHES

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- Concrete walls strapped with 2 x 4 wood studs at 24" on center
- Electrical plugs installed on exterior wall as per Manitoba Building Code
- Keyless overhead lighting wired to one switch
- R20 batt insulation covered with 6 mil poly vapor barrier
- Bathroom and utility room plumbing roughed in as per standard proposed basement plan
- Basement finishing can be added as an upgrade

## FRAMING

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### EXTERIOR WALLS

- 2 x 6 Wood studs at 16" on center (excluding garage which is 2 x 4 16" on center)
- 3/8" Exterior wall sheathing

### FLOOR SYSTEM

- Open web engineered floor system
- 3/4" TG OSB floor sheathing - glued and nailed joists
- 1/4" Pro board underlay under sheet vinyl flooring

### INTERIOR WALLS

- 2 x 4 Wood studs at 16" on center
- 2 x 6 Wood studs for plumbing walls

## ROOF

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- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing

## EXTERIOR FINISH

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- Choice of acrylic stucco in textured finish (colour selection must be approved by developer) or James Hardie cement board siding
- Grey cement parging
- 30 Year IKO Cambridge shingles
- Prefinished white metal soffits, fascias, eavestroughs, and downspouts
- 120 Sq. ft. of cultured stone (material allowance \$8/sq. ft.)
- Standard brushed nickel house number



- Black metal mailbox
- Concrete front step
- White metal railing on front step as per Manitoba Building Code

## WINDOWS & DOORS

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- Triple pane white PVC windows (hopper style windows only available in dual pane)
- Metal insulated exterior doors primed white from factory
  - Front entry with full glass
  - Deck garden doors with full glass
  - Garage man door 6 panel (no glass)
- Steel insulated overhead white flush panel or colonial style door with automatic opener

## INSULATION, DRYWALL & PAINT

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- R22 exterior wall batt insulation
- R50 blow-in attic insulation
- Garage to remain unfinished
- Walls- ½" drywall with square bead on all edges
- Ceiling- 5/8" drywall with knock down textured ceiling finish (bathrooms are painted with no texture)
- One coat of primer and two coats of finish paint on interior walls
  - Three paint colours permitted (including trim and base)
  - Only three features walls permitted
- Two coats of finish paint on interior doors and trim

## INTERIOR FINISH

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## DOORS & HARDWARE

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- Masonite interior MDF hollow core doors
- Satin nickel interior door levers
- Mirror bypass closet doors with white metal frame
- Masonite MDF 3 ¼" casing and 4 ¼" baseboards
- Closets include:
  - Adjustable closet system with shelf (1) and rod (1)
  - Linen closets have shelves (2)
- Bathroom hardware includes 24" Kohler towel bar (1) and toilet paper holder (1)
- \$1,500 Blinds budget



## FLOORING

- \$4.00/Sq. ft. material and labour allowance
  - *Laminate allotted for stairs from entry to main*
- Selections allow for laminate (1), carpet (1) and vinyl (2)

## CABINETS & COUNTERTOP

- Price level 2 cabinet finish (melamine, thermofoil, maple and oak)
- Kitchen cabinetry includes:
  - *Two full bank of drawers with all others to be door and drawer combo*
  - *Cabinet to standard height of 83 ¾"*
  - *Crown and under cabinet molding*
  - *White interior finish with standard hinging and slides*
  - *Customers choice of 36" bar top on island or 16" raised bar top with 42" back panel*
  - *Fridge opening 37" wide by 71" high*
- Laminate countertop in standard profile edge with backsplash
- Brushed nickel tubular bars

## PLUMBING & HEATING

- High efficiency forced air natural gas furnace
- 60 Gallon hot water tank
- HRV air to air exchanger sized according to house requirements
- 1.5 Ton central air conditioner
- Digital thermostats
- Two exterior frost free taps

## FIXTURES

### KITCHEN

- Double stainless steel sink
- Kohler single lever faucet
- Two speed stainless steel range hood

### BATHROOM

- 5' Acrylic one-piece tub/shower
- Neo-angle acrylic one-piece shower stall with clear glass swing door (if applicable)
- Kohler single lever tub/shower faucet
- Drop-in white vanity sink
- Kohler single lever vanity faucet
- Kohler high efficiency toilet

## ELECTRICAL

- 200 Amp electrical panel
- Roughed-in central vacuum outlets stubbed below floor (canister, running pipe to canister and power head are not included)
- 5 Cable/phone outlets
- Electrical outlets as per Manitoba Building Code
- Two exterior weatherproof ground fault plugs on separate circuit

## FIXTURES

- \$750 Fixture allowance
- 10 Interior pot lights
- 4 Exterior pot lights

## DRIVEWAY, DECK & LANDSCAPING

- Cedar tone deck with 1x6 railing
- Basic landscaping of sod included
- Choice of driveway and walkway in Holland Natural Grey pavers (4"x8") or reinforced 5" concrete

## WARRANTY

- All warranty commences on the date of possession
  - One-year J&G Homes warranty
  - Five-year National Home warranty

## GENERAL INFORMATION

Due to continuous research, plans and specifications; materials and elevations are subject to change at the builder's discretion. The builder reserves the right to make substitutions of similar quality and value, provided they meet the Manitoba Building Code.