



PERTHMORE GLEN HOMES

FEATURES & SPECIFICATIONS



Customer Friendly Upgrade Program

We are pleased to offer a wide selection of finishings and expert design advice to upgrade and personalize your home. Interior colours, flooring, cabinets, plumbing and more.

The choices are all yours. Call to make a personal appointment with our design experts.

Warranty Coverage

Pre-paid TARION by Vendor. Homes are covered under a 1 year Builder Warranty and a 7 year TARION WARRANTY PROGRAM.

(Purchaser agrees to pay Tarion enrolment fee, which is based on the purchase price, on closing as an adjustment)

Energy Star Efficient Features

All Perthmore Glen Homes are 100% ENERGY STAR® qualified. Certified by an independent third party inspector to saving energy costs and reduce environmental impact. Every new home will meet the new ENERGY STAR® New Home 2012 Standards – which exceeds the Ontario Building Code by 20% for insulation, air tightness and indoor quality.

These features reduce energy use and emissions while saving you money.

Structure

- 20" poured concrete footings
- Poured concrete 8" thick foundation wall with steel reinforcement
- Poured 3" thick concrete basement floor with troweled finish & sawcut
- Poured 4" thick reinforced concrete garage floor with trowel finish & saw cut
- Waterproofing: Platon System membrane on exterior foundation walls excluding garage walls
- 4" diameter perimeter drainage system with clear stone coverage
- Steel basement beams supported on the steel teleposts
- Quality pre-engineered floor joist system
- 5/8" tongue and groove subfloor, nailed sanded and glued
- Kiln dried 2"x6" studs at 16" centres on external walls
- Kiln dried 2"x6" studs and 2"x4" studs on internal walls
- Kiln dried 2"x4" garage wall studs at 16" centres
- 2"x4" basement studs framed full height 24" centres (external walls)
- Prefabricated roof trusses at 24" centres
- 7/16" sheathing with "H" clips
- 6ml polyethylene vapour barrier
- Partially dry-walled garage with one paint coat finish

Insulation

- R-50 blown insulation in attic
- R-22 insulation in exterior wall with ½" gypsum drywall
- R-20 insulation to 6" above basement floor (external walls only)
- Expandable foam injection around the windows/exterior doors

Landscaping

- Fully sodded lot
- Pre-cast patio stone walkway from driveway to front door

Exterior

- Exterior water protected outlet
- 2 hose bibs
- Oversized Low E-Argon PVC casement and slider windows
- PVC slider foundation basement windows with Low E-Argon
- Insulated exterior metal door with weather-stripping
- Steel sectional garage door
- Canada/Brampton Brick, vinyl siding, aluminum fascia as per plan (colour selection optional)
- 25 yr. self-sealing asphalt shingles
- Front entrance grip-set with deadbolt
- Brick coloured PVC columns and railings (as per plan)
- Reinforced poured concrete front porch (as per plan)
- Exterior entrance black fixtures
- Sealed porches and garage floors
- Front Door Chime

Rough-In

- Gas ready package includes rough in for BBQ, Dryer & Stove, including 120v outlet at stove
- Rough-in for future dishwasher /future central vacuum system
- Rough-in provided for three phone outlets with Cat 5-wiring and RJ jacks installed at phone outlet locations
- 3 piece bathroom rough-in in basement
- Rough-in for electrical outlets in basement

Finishing Details

- 9' ceilings on main floor, higher windows included
- Swing closet doors throughout (choice of Clermont, Colonial, Classic; Clermont pre-selected on all inventory)
- Pre-finished hardwood flooring in living room and dining room
- Ceramic tile in Foyer, Kitchen, Laundry and Bathrooms
- Oak cap on half-walls
- Large colonial trim, baseboard, windows and door casings
- Linen closet with shelving
- Classic style railing and spindles
- Brushed nickel-type finish of high quality interior door hardware, including privacy set for bathrooms and master bedroom
- Choice of paint colours from two standard samples
- Wood trim and doors to be white semi-gloss finish
- Smooth ceiling throughout
- 40oz quality broadloom with tough-back chip under pad
- Pre-finished hardwood flooring on main floor living and dining room

Electrical Finishing

- 100 amp electrical breaker panel and copper wiring
- Stove hood fan exhausted to the outside (as per plan)
- Decora light switches and plugs
- Ceiling light fixtures included in all areas excluding dining. Capped outlet in dining room for future
- Smoke detector, CO2 detector plus strobe light
- Electrical outlet(s) in garage for automatic door opener(s)
- Energy efficient compact florescent lights (CFL) except pot lights and vanity strip lighting

Mechanical

- Dedicated HRV for highest air quality
- 95% efficiency forced air gas heating system, sealed combustion with 2 speed blower fan for reduced energy bill
- Digital programmable thermostat
- Sealed basement duct work
- Gas fired 50us gallon hot water tank (rental) with min.0.60 energy factor
- Gas burning fireplace with glass front, fresh air intake (available for certain models only)
- Heating ducts sized for future air conditioning
- Pex-type water pipes
- Shut-off valves under all sinks
- Laundry tub supplied with swinging spout and double handles

Kitchen

- Double stainless steel kitchen sink with vegetable spray
- European designed cabinetry with taller 36" upper cabinets with crown moulding (bulkhead may be built for mechanical)
- 4" pot lights (where applicable)
- Post formed laminate countertops
- Lazy Suzan
- Pots and pans drawers (as per plan)
- Ceramic backsplash
- Finished interior of microwave shelf

Conditions: All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, National Building Code & Architect. The Vendor will not allow the Purchaser to do any work &/or supply any material to finish the dwelling before the closure date. Variations from Vendor samples may occur in finishing materials, kitchen & vanity cabinets, floor & wall finishes due to normal production process. The Vendor shall be entitled to reverse the plan of the house being constructed. The Vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railings, kitchen cabinets, countertops or brick. Colours & materials will be as close as possible to Vendor's samples but not necessarily identical. Purchaser may be required to reselect colours &/or materials from the Vendor samples as a result of unavailability/discontinuation.

*** This specification sheet is effective for all new construction as of April, 2016***



PERTHMORE GLEN HOMES

FEATURES & SPECIFICATIONS



Conditions: All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, National Building Code & Architect. The Vendor will not allow the Purchaser to do any work &/or supply any material to finish the dwelling before the closure date. Variations from Vendor samples may occur in finishing materials, kitchen & vanity cabinets, floor & wall finishes due to normal production process. The Vendor shall be entitled to reverse the plan of the house being constructed. The Vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railings, kitchen cabinets, countertops or brick. Colours & materials will be as close as possible to Vendor's samples but not necessarily identical. Purchaser may be required to reselect colours &/or materials from the Vendor samples as a result of unavailability/discontinuation.

*** This specification sheet is effective for all new construction as of April, 2016***