



TRADEMARK H O M E S

STANDARD SPECIFICATIONS

Basement

- Piles, as per engineer approved drawings in the city of Regina.
- 8" steel reinforced concrete foundation walls with damp-proof sealer, as per engineer approved drawings
- 4" concrete floor over 6" radon rock
- Vent pipe for future radon gas mitigation

Framing

- Steel beam construction, where specified by engineer
- Open web, engineered floor joists
- 23/32" Tongue & Groove OSB subfloor – glued & screwed down
- Outside walls 2x6 construction @ 24" O.C.
- Interior walls 2x4 construction @ 24" O.C.
- Basement exterior walls 2x4 construction @ 24" O.C. (**City of Regina only**)
- 3/8" OSB wall sheathing
- 7/16" OSB roof sheathing
- Pressure treated troughs, basement window bucks and garage door jams
- 9 foot ceilings to main floor OR vaulted ceiling
- 8 foot ceilings to 2nd floor of 2 storey/bi-level

Options

- 2x10 mudsill
- 9 foot ceilings to 2nd floor of 2 storey/bi-level

Insulation

- Exterior 2x6 walls are R-20 Batt
- Ceiling R50 blown
- Basement exterior 2x4 walls are R-20 batt & poly walls

Options

- Basement exterior walls spray-foam insulated with R-20 with exterior walls drywalled
- Basement exterior walls batt & poly (Outside Regina)
- Spray foam to entire house

Window and Doors

- Triple Low-E argon filled windows
- Grills to street facing windows
- 3 basement windows (as per plan)

- Blue-goo envelope sealant to exterior windows and doors
- Exterior Doors: Fibreglass (front door comes with window OR side light)
- Weiser door handle and deadbolt to all exterior doors

Options

- Stainable wood grain fibreglass front door
- Decorative glass to front door
- Additional basement windows
- Mini blinds to rear exterior doors
- Window coverings

Exterior

- Vinyl siding (Gentek – Driftwood) w/ stacked stone
- Aluminum soffit, fascia and eaves troughs
- Pressure treated decking c/w aluminum railing to front landing (as per plan)
- PVC gas and electrical boards
- Exposed Aggregate driveway width of garage to curb (maximum 20 feet)
- Side walk to front door in Exposed Aggregate (as per plan)
- Architectural shingles (30 year warranty) with tar paper to entire roof

Options

- Acrylic stucco
- Cement fibre board siding
- Long board siding
- Additional stack stone
- Composite decking to front steps
- Concrete front steps
- Increase driveway size

Garage

- Concrete grade beam on piles, as per engineer approved drawings
- 4" steel reinforced @ 24" O.C. concrete floor over base
- Power troweled and saw cut garage floor



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- Metal clad garage door frame
- Insulated 7x16ft R-14 Steel overhead door
- Garage door opener (2 total) & keypad

Options

- Transom windows above garage door
- Garage door profile options
- Increase garage size
- Pit to garage
 - o Shovel out with grate
 - o 2 stage pit with grate

Interior

• **Trim Pack:**

- o MFP 423 Casing, MFP 425 Baseboards
- o White or light trim color to interior doors
- o Melamine shelving and closet rod to closets
- o Double Rod/Single Rod and Shelf combo to master closet
- o Paint grade white rail and wood spindles as per plan
- Paint grade trim and door to pantry
- Mirrored slider to front entrance
- ½" drywall (comes with rounded corners)
- Primed and sprayed Spantex ceiling
- 3 coats of latex eggshell paint (2 colors)
- Wood cold air returns, painted same as baseboards

Options

- Trademark Trim (base/window casings)
- Oak, Maple Railings (stained to match kitchen cupboards) or Poplar (painted to match kitchen cupboards)
- Metal spindle inserts or glass inserts
- Stain pantry trim & door to match cabinets
- Stain fireplace wood work stained/painted to match kitchen cabinets
- Trademark Trim framed bathroom mirrors
- French doors with glass inserts to front entry closet
- Swing doors in bedrooms in lieu of bi-folds

Flooring

- Standard carpet to bedrooms, closets, and stairs/hallways on second level (c/w 7 lbs. underlay)
- Standard Hardwood to main floor living areas
- Standard LVT to Bathrooms

Kitchen

- White thermofoil, Maple stained, or Oak stained cabinet door
- 2 raised upper cabinets
- Standard subway tile backsplash
- Crown molding to upper cabinets
- Light rail molding to upper cabinets
- Glass insert in pantry door
- Standard quartz countertops (c/w undermount sink)
- Light above sink
- Double stainless steel sink
- 1 set Pot & Pan drawers
- Waterline to fridge
- Dishwasher
- Vented microwave

Options

- Under cabinet puck lighting
- Decorative or custom range hood
- Garburator
- Appliance allowance

Bathrooms

- Vanities to match Kitchen
- 3 wall fibreglass tub
- Fibreglass shower as per plan (c/w shower door)
- ½ bath comes with pedestal sink (if floor plan allows ½ bath)
- Shower rod over bathtub
- Soaker Tub to master (as per plan)

Options



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- Granite/Quartz counter-tops (comes with under mount sink and 4" granite splash)
- Custom tile shower
 - o Prefab base and door option
 - o Custom tile base (must be priced out per shower)
 - o Steam shower

Laundry Room

- Drain to main or second floor laundry rooms

Options

- Upper cabinets above washer and dryer
- Washer/Dryer

Plumbing and Heating

Equipment makes/models may change based on size restriction, size of home, and discontinued products

- 2 – ¾" lawn services
- Air conditioning
- Low Flow toilets
- 50 Gallon gas water heater
- HRV (Heat Recovery Ventilation) system
- High efficient furnace (c/w programmable thermostat)
- Roughed in central vacuum to mechanical room or garage (does not include canister and attachments)
- Sump pump piped to exterior
- Backflow valve at sewer

Options

- Tankless water heater w/ recirculation system
- Dual flush toilets
- Gas line to BBQ with quick connect
- Gas line to range
- Gas line to garage
- Custom Fireplace

Electrical and Lighting

- 100 amp electrical service (c/w 48 circuit breaker panel)
- Panel box located in furnace room
- Smoke and carbon monoxide detectors, as per building code
- Decora light switches and plugs
- Pre-wired for 2 telephone outlets (located on plan)
- Pre-wired for 3 cable outlets with Cat 5 and Cable

- 4 pot lights to living room – 3 pot lights to kitchen
- 4 pot lights to bonus room (as per plan in a two story)
- Soffit plug and switch
- 5 exterior pot lights
- 2 lights and 1 electrical plug in garage ceiling
- 2 electrical plugs in garage walls
- One power, 2 blanks and backing for hanging a TV
- Light fixture allowance of \$1.00 per square foot of living space (not including undeveloped basement)
- CFL bulbs

Options

- Additional exterior pot lights
- Dimmer switches
- A/V pre wire
- Wiring for alarm system (door contact and key pad wiring)
- In floor heat (electrical or radiant)
- Additional interior pot lights
- Additional Cable/Cat 5
- Satellite wiring and mounting board
- Additional electrical plugs

Miscellaneous

- Stone address block or Modern Numbers
- Deck header (size as per plan)
- Progressive Home Warranty
- Design Technologist on hand to help with selections, create mood boards, and show you what your selections look like through 3D renders.

This specification sheet forms part of the Land Sale and Building Agreement

RE: _____