Trillium Woods - Premier Specifications

Exterior

- **30 Year shingles –** ½" plywood roof sheathing
- Truss roof, where applicable
- Poured concrete foundation
- Vinyl siding, where applicable
- Aluminum fascia, soffit and eavestrough
- **Stone front and brick on sides and rear** *(main floor only)* **as per plan** *(from builder samples)*
- Brick above windows on main floor
- Sodded Lot
- Landscaping package for front yard randomly selected by Builder
- Concrete sidewalk from front door to driveway
- Covered porch where applicable
- Engraved stone house number
- Foundation wrapped with drainage layer
- Parged foundation

Bathrooms

- Rough-in 3 piece in basement
- Low flush toilets and pressure balance valves in showers
- Single lever faucets where applicable, except on whirlpool tub
- **Ceramic and glass shower with glass door as per plan (4'x4' max)**
    - **Additional exhaust fan/light combo in shower**
- Ceramic tile to ceiling above tub
- Mirror above all vanities
- Exhaust fans in all bathrooms

Electrical

- Breaker panel 125 amp
- Decora switches and plugs throughout
- Copper wiring throughout
- $1,000 light fixture allowance includes hood fan & door bell
- GFI outlets in bathrooms and exterior
- Garage ceiling outlet and pre-wiring for garage door opener, and two keyless lights in garages
- Exterior outlets, front and rear
- Heavy duty cable and receptacle for stove and dryer

Kitchen

- Paragon kitchen cabinets and vanities from class 2 samples
- Lazy susan in corner cabinet, where applicable
- Rough-in plumbing and electrical for dishwasher
- Double stainless steel sink in kitchen
- 3rd line to kitchen c/w gooseneck faucets
- Shut off valves on all sinks
- Under cabinet lighting and valence

Insulation

- Continuous air barrier
- R-12 blanket insulation, basement walls
- R-40 ceiling insulation
- 2" x 4" exterior walls c/w batt and 1" rigid insulation

Flooring

- 5/8" tongue and groove aspenite floor, glued or screwed (determined by weather)
- Ceramic flooring from builder samples in kitchen, bathrooms, front entry, main floor hallways and laundry room, where applicable
- Carpet 40 oz. with 10 mil underlay, from builder samples

Colour/Style

- California ceilings where applicable
- **Painted colonial 800 series doors and trim 5½" baseboard, and 2 ¾" casing**
- Oak railings with metal or wood spindles from builder's samples
- Decorative columns as per plan, where applicable
- Standard builder's interior paint (Water Chestnut or Basic Beige)

Doors/Windows

- Insulated metal front door, garage/house door and cold storage door
- Metal sectional garage door as per plan
- Door from garage to house
- **Maintenance free vinyl casement windows throughout, except basement/low-e argon gas filled** *(choice of white or sandstone colour)*
- Vinyl patio door
- Door hardware from builder samples
- Skylight where applicable

Miscellaneous

- **9'0" ceiling height first floor – 8'0" second storey**
- ½" drywall construction, ½" controlled density board on second storey
- Wirsbo plumbing system throughout
- Exterior taps – 1 in garage, 1 at rear of house
- Drain water heat recovery unit
- Architectural changes included
- Dryer vent installed
- High efficiency gas heating system
- **Central air conditioning unit**
- Gas water heater (rented)
- Smoke detector on all levels
- Carbon monoxide detector on all bedroom levels
- Rough in central vac to garage
- Direct vent gas fireplace, as per plan c/w tile
- 2 cable and 3 phone outlets with completed connections

295 Southgate Drive, P.O. Box 1112, Guelph, Ontario N1H 6N3
Phone: (519) 836-4332 Fax: (519) 836-2119 info@thomasfield.com