

Specifications



WARRANTY

- 7 Year Tarion Warranty enrollment fee included
- All underground utilities paid by Trevalli Homes

LANDSCAPING

- Gravel Driveway
- 4'-0" poured concrete sidewalk and steps from front door to driveway
- Landscape package for front walkway chosen by builder
- Lot graded and fully sodded
- Final grading completed in accordance to the approved grading plan

CONCRETE

- Poured concrete foundation walls
- Delta MS or equivalent water tight membrane on exterior of foundation wall
- Weeping tile system with granular cover
- Poured concrete front porch and garage floor
- Garage floor to be saw cut to help prevent cracking
- Basement cold storage below front porch

CONSTRUCTION

- O.S.B. roof sheathing
- Truss roof, where applicable
- Tongue and groove engineered sub floor, glued, power nailed and screwed
- 2" x 6" exterior wall studs c/w R- 20 batt and 1" rigid insulation (R-25 total)
- 2" x 10" or greater floor joist depending on floor spans
- 8'-0" ceiling height 1st floor
- 8'-0" ceiling height 2nd floor
- Steel beam construction as per plan
- Owens coming or equivalent limited lifetime series shingles
- Aluminum fascia, soffit and eaves trough
- Exterior stucco on second storey front elevation as per plan
- Stair to basement unfinished, Drywall to be completed on walls with one coat of drywall tape
- Vinyl horizontal siding on sides and rear of home, where applicable
- Vinyl patio door as per plan
- Clay brick, where applicable as per plan
- Trevalli to supply and install an address stone as per model home
- Garage drywalled complete (no paint included) (one coat of taping)

DOORS AND WINDOWS

- Insulated fiberglass front door and garage / house door (helps to prevent denting)
- Metal **insulated** sectional garage door(s) as per plan
- Maintenance free White Dashwood vinyl clad **CASEMENT** windows including Low - e / argon gas filled
- Screens for all operating windows
- Oversized 56" X 24" vinyl clad sliding basement windows c/w Low - e / argon gas filled (WHITE)

MECHANICAL

- Undermount double stainless steel sink in kitchen
- Hard water line to the Kitchen sink (cold water only)
- Rough-in for soft water system
- Rough-in for future 3 piece bathroom in basement (waste pipes only)
- Low flush toilets and pressure balance valves in showers
- Quality single lever faucets throughout house
- Upgraded Single lever pull down Kitchen faucet
- Water Line to Fridge
- Two exterior hose bibs
- ABS and WIRSBO piping throughout
- Water shut offs under all sinks
- Showers and tubs as per plan
- Ceramic shower c/w frameless glass enclosure as per plan
- Ceramic showers to include a fan/ light combination unit
- Fiberglass laundry tub comes with legs in the Laundry Room
- Rough-in plumbing for dishwasher
- Dryer vent rough-in
- High efficiency gas forced air heating system comes with enhanced WIFI thermostat
- Simple ERV system install
- Bathroom fans and kitchen fan vented to exterior
- White colour coordinated bathroom fixtures
- Rental hot water heater supplied by Union Energy. The purchaser(s) agree to execute a finance agreement with Union Energy within 60 days from the closing date.
- Drain heat recovery coil
- No Fireplace included in Silver package

ELECTRICAL

- 200 amp breaker panel
- Two exterior waterproof electrical outlets, one at front door and one at rear patio door
- 3 Exterior pot lots supplied by builder for Front elevation
- Supply and install 10 interior pot lights
- Copper wiring throughout
- Smoke detectors/strobe detectors on all floor levels
- Carbon monoxide detector on all bedroom levels
- 220 volt receptacle provided for the stove and dryer
- Trevalli to run one electrical conduit to the garage for future car charger
- R.I. electrical wire for the future dishwasher
- Outlets for future garage door opener
- R.I. low voltage wires for future garage door openers
- TV. Cable rough-in and completion, 3 outlets per home
- Telephone rough-in and completion, 3 outlets per home
- \$3,000 light fixture allowance
- 2 to 3 pendant lights; locations above island number will be determined by size of island
- R.I. central vacuum
- Decora Switches (ALL PLUGS AND SWITCHES)
- Door bell to be supplied by builder
- No undercounter light rough-in included
- Trevalli to supply and install kitchen hood fan (see notes ***)

Specifications



INSULATION AND DRYWALL

- R-20 blanket insulation within 8" of floor in basement
- R-60 ceiling insulation, cathedral areas R-32
- ½" drywall construction, ½" controlled density ceiling board on second storey ceiling
- High efficiency Spray foam insulation applied to floor of room above garage
- California ceiling, where applicable
- Moisture resistant drywall in all shower / bathtub areas where ceramic wall tile is installed
- All exterior above grade wall insulation R-25

INTERIOR TRIM / HARDWARE

- Painted 4 ½" baseboard and 2 ¾" casing
- Painted 3 and 5 panel decorator style door panels (smooth finish)
- All interior doors are swing style
- Glass panel doors as per plan
- Pocket doors as per plan
- Door hardware from builder's samples (**levers or knobs**)
- Custom Oak railings as per plan come with metal spindles
- Finished stairs to include painted stringers, carpet treads and risers
- Painted decorative columns as per plan
- All exterior passage doors with dead bolts
- Front door to have a Gripset style door handle
- Privacy door locks on all bathrooms
- Beveled glass mirrors above all vanities
- Quality Bamco Kitchen cabinets and vanities including islands as per plan.
- Full depth cabinets above the fridge
- Trevalli Custom Grade 3 Granite Selections for counter tops in Kitchen including island and servery as per plan
- Hettich soft close drawers in kitchen

PAINTING

- All interior walls to receive a tinted primer and one finish coat of one of the following Trevalli standard colours: Sand White, Designer Grey, Fog and Moth Grey
- All paint to be Sherwin Williams Duration Flat Finish
- All exterior doors to be painted by builder
- All interior trim to be painted white
- Railing stain color to match hardwood or cabinets (matched as close as possible) (small variations may occur)

FLOORING

- 18" x 18" or 12" x 24" porcelain tile from builder's samples in main floor areas, where applicable
- Ceramic flooring in second floor bathrooms, where applicable
- Ceramic tile to ceiling above tub
- Ensuite shower to be full ceramic floor and walls, comes with frameless glass shower door
- Carpet 40 oz. with 10 mil underlay, from builder's samples in dining room, family room, living room, all stairs and all locations on second floor except wet areas

Note:

- *** All choices of colours and materials are from builder's samples
- *** pot lights in interior of model are an upgrade
- *** 3 pot lights are included on exterior of front elevation
- *** brochures are shown with upgrade package items
- ** Trevalli to supply kitchen hood fan chimney/undercabinet style. If micro hood fan or built in hood fan required, customer to supply 90 days before closing. If customer supplies their own unit, Trevalli will credit \$400.00

Upgrade Package

GOLD PACKAGE

- 9'0" ceiling height 1st floor
- Direct vent gas fireplace c/w slate or ledge rock & custom Paint grade custom Trevalli modern mantle
- Air Conditioner to be supplied by Trevalli
- Free standing tub in ensuite (where applicable)
- Under counter light valence and crown moldings are included on all Kitchen cabinets
- Undercounter light fixtures are included
- Drop in Stainless Steel Tub comes with cabinet in Laundry Room
- ¾" Hardwood in Great Room, Dining Room, Study, 2nd floor hallway as applicable
- Painted 5" baseboard and 2 ¾" casing
- Exterior Coloured windows from Dashwood samples to include (Sandstone, Terratone, Dark Brown and Black); interior window colour is white
- Oak stairs from 1st floor to 2nd floor; stain to match hardwood (matched as close as possible)(variation may occur)
- **Finished stair to the basement including a finished vestibule, excluding the Coventry Plan. This standard feature adds approximately 80 to 120 square feet of finished area to the home.)**

PLATINUM PACKAGE

- Garage door opener and remote
- Kitchen backsplash from Builders samples
- 8'-0" tall Patio door in Dinette as per plan
- Kohler comfort height elongated toilets
- All bathrooms to have Granite countertops (up to Grade 3) and Kohler Rectangular undermount sinks
- Hettich soft close doors in kitchen
- Kitchen crown moulding to ceiling
- Supply and install 2 sets of pot and pan drawers in kitchen
- Install shaker furniture base around island panels
- Two-tone stairs, oak treads, painted risers and stringers
- Upgrade to crown moulding in dining room

DIAMOND PACKAGE

- Upgraded trim package to include 7" baseboard and custom Trevalli backband casing
- Upgrade for dining room wainscoting
- Upgrade to crown moulding in Master Bedroom
- Upgrade to install fireplace built-ins by Bamco
- Upgrades to kitchen and vanity allowance as per Model home
- Upgrade to install cubbies in laundry room

EXTERIOR PACKAGE

- Stone front with matching stone brick on sides and rear (1st floor only)
- 8'-0" high stain grade front door system. The door to include a custom multi point locking system by Emtek.

Dated: 2020.03.16
Nature's Edge PHASE 6-2A

Note: All choices of colours and materials are from builder's samples.