



Standard Features

Some of our standard features included with your new home!*

- ✓ ENERGY STAR® qualified home.
- ✓ **Triple pane** casement windows throughout main & second floors.
- ✓ Rounded Drywall Corners.
- ✓ Water proof foundation coating with a lifetime limited warranty.
- ✓ Spruce plywood sub floors that are nailed, glued & screwed.
- ✓ Electrical outlets on exterior basement walls.
- ✓ Drywall on exterior basement walls.
- ✓ Basement bath rough-in (A.B.S) included.
- ✓ Fiberglass foyer door with wood grain finish.
- ✓ Décor plugs and switches.
- ✓ Designer master bedroom ceiling.
- ✓ Homes complete with full eaves troughing.
- ✓ Choice of exterior & interior colours.
- ✓ One piece bathtub & shower enclosure with roof cap.
- ✓ Central vacuum rough-in.
- ✓ Architectural shingles.
- ✓ Exterior light fixture stone accents where applicable.
- ✓ Architectural siding accents where applicable.



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*For a complete list please see specifications at the end of this brochure.

E&O.E August 10, 2015



ENERGY STAR® Package



Features Included in your new GREENE HOME for energy savings!

- ✓ Heat Recovery Ventilator (HRV), ENERGY STAR® labeled.
 - ✓ Drain water heat recovery system.
 - ✓ High efficiency gas furnace with up to 96% AFUE and ECM motor.
 - ✓ Ductwork is sealed to meet ENERGY STAR® guidelines.
 - ✓ 2 x 6 exterior construction with R20 batt insulation + R6.5 insulated sheathing.
 - ✓ Air barrier house wrap.
 - ✓ R50 Attic insulation.
 - ✓ R20 Full height basement insulation.
 - ✓ ENERGY STAR® Tankless hot water on demand system (rental).
 - ✓ ENERGY STAR® bathroom fans vented to the exterior.
 - ✓ Insulated electrical boxes on exterior walls.
 - ✓ CFL light bulbs where applicable
 - ✓ Onsite, third-party testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.
 - ✓ ENERGY STAR® windows, triple pane with low-e and argon gas*
- *Main & second floor where applicable, may exclude some basement and specialty windows.
- ✓ Low-flush water saving toilets.



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Specifications



Exterior

- Your choice of brick or stone fronts from builders samples & maintenance free vinyl siding as per architectural plans.
- Maintenance free, Low E Argon vinyl triple pane casement windows on first and second floors.*
- Your choice of grill pattern on front elevation windows.
- Maintenance free aluminum soffit and fascia.
- Eaves troughs and downspouts complete exterior.
- Architectural self-sealing asphalt roof shingles.
- Full coverage roof underlayment.
- Ice & water shield, where applicable
- Wood grain fibreglass foyer door with weather stripping and security deadbolt.
- Pre-cast concrete walkway.
- Driveway – crushed stone unless otherwise specified in subdivision agreement.
- Two exterior lawn service taps.
- Exterior weather proof electrical outlets according to plans.
- Window sills, corners & jacks are caulked to prevent air infiltration.
- Garage door insulated pre-finished roll up.
- Fully sodded lots, except when irregular.
- Designer light fixture stone accents where applicable.
- Rectangular engraved address stone & 1 exterior potlight above.
- Architectural siding accents where applicable.

Bathrooms

- Separately switched ENERGY STAR® exhaust fan vented to exterior.
- White fixtures.
- One piece bathtub and shower enclosure with roof cap (low maintenance).
- Delta single lever washerless taps pressure balanced – scald guard with pop-ups and tub clickers.
- Energy saving toilets.
- Vanity with drawer(s) in main bath.

Kitchen

- Quality kitchen cabinets & counters, many standard finishes & colours to choose from.
- Dishwasher rough-in.
- Personal design service.
- Double stainless steel kitchen sink.
- Microwave/ Rangehood combos vented to exterior.

*May exclude basement & some specialty windows.

Specifications



Basement

- Full height exterior basement walls, framed, insulated, wired & drywalled ready for finishing.
- Poured concrete basement floor with cut finish.
- Load bearing steel beam with steel posts.
- Rough-in for future bathroom (ABS only).
- Sump pump.
- Blue code waterproofing membrane applied to below grade foundation walls.
- All furnace, hot water tank and laundry room locations designed with future finished rooms in mind.

Framing

- Pre-engineered roof trusses at 24" o/c strapped with resilient channeling.
- 2 x 6 exterior walls with Kiln dried studs.
- 2 x 4 interior walls with Kiln dried studs.
- 1/4" underlay, under vinyl areas.
- Roof sheathing with H-clips.

Electrical

- 100 amp service, 32 circuit breaker panel including heavy duty receptacles for stove & dryer.
- Bell & cable rough-in (six included).
- New multi sensory smoke detectors
- Hardwired carbon monoxide detector.
- Ground fault interruption outlets in bathrooms and wet areas.
- Separately switched exhaust fans vented to exterior in bathrooms & kitchen.
- Outlet for future garage door opener.
- Electrical outlet in garage.
- Ceiling lights & fixtures, installed as per plans.
- All copper wiring throughout.
- Weatherproof exterior outlets.
- Insulated electrical boxes on exterior walls.

Insulation

- R 37 dropped insulated ceiling & heated air space.
- 6 mil poly air vapor barrier.
- R 20 + R 6.5 insulated sheathing on 2 x 6 exterior walls.
- R 50 attic insulation.
- R 20 insulated exterior walls in basement to ENERGY STAR® specifications.
- Air barrier house wrap.



Specifications



Mechanical

- High efficiency gas fired forced air furnace with electronic ignition, 96% AFUE, two stage operation, ECM blower motor .
- Furnace ductwork sealed to ENERGY STAR® specifications.
- Heat Recovery Ventilator (HRV) with ECM motor, ENERGY STAR® labeled.
- ENERGY STAR® tankless hot water **(rental)**.
- Ductwork sized for future air conditioning.
- Drain water heat recovery system.

Walls & Paint

- White semi-gloss paint on doors, door trim and casing.
- Rounded drywall corners where applicable.
- Three coats of quality paint (including primer) on all walls in finished areas.
- Master bedroom ceiling 7" wide 1 ¼" cove step border – trowelled textured ceiling.
- Ceilings include custom texture finish except the kitchen, baths, laundry rooms where the finish is smooth.
- One colour of paint throughout, 5 standard colours to choose from.

Other Standard Interior Finishing

- 36 oz. Carpet with 7/16" high density under pad, one colour throughout.
- Choice of 5 handrail and spindle combinations, according to plan.
- One door style throughout, 3 standard door styles to choose from.
- 4" Colonial style baseboard & 2 ¾" Matching Casing.
- Space age shelving where applicable.
- Stylish interior door hardware – privacy sets for baths & master bedroom, 3 choices of finishes on all latch sets.
- Central vacuum rough-in includes piping & inlet covers (numbers of inlets depends on floor plan).

Choice of colours from builder's samples (unless already ordered and installed) for:

- All floor coverings.
- All cabinet & countertops.
- Interior paint (one colour throughout).
- Brick or stone, siding & shingles.

All selections to be made within 7 days from the date of a firm offer.

