

RESIDENTIAL SPECIFICATIONS

Enquiries
416-879-5712
416-876-0973

EXTERIOR

- The Munir on Dufferin Creek is a new commercial and residential community inspired by the concept of complete neighborhoods. It's located in Pickering close to highway 401, 407 and other amenities.
- Elevations include combination of brick and /or stucco detailing.
- Exterior doors are sealed with weather stripping and high quality exterior caulking.
- Pre-finished low maintenance aluminum overhangs or soffits, fascia, eaves troughs and downspouts as per plans.
- Self-sealing, high-grade, asphalt roof shingles with manufacturer's 25-year warranty.
- Exterior light fixtures are in all exterior door areas.
- Steel insulated, front entry door, with décor hardware and dead bolt.
- 3/8" roof sheathing.
- 5/8" sub floors
- Entry-resistant framing on all perimeter doors.
- All vinyl windows as per plan.
- All windows and patio doors to have low E and Argon gas, excluding entry door glazing.
- Sliding patio door as per plan.
- Glazed panel in front entry door or side light(s) as per elevation
- All opening windows and patio doors are complete witscreens.
- Poured concrete foundation, wrapped with moisture resistant drainage membrane for protection and durability as required (excluding garage and below grade walk out areas).

GARAGES & DRIVEWAYS

- Poured concrete garage floors sloped towards driveway.
- Builder's choice of quality overhead garage doors.
- Moulded panel sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
- One garage door opener receptacle, electrical outlet and interior light fixture in each garage bay.
- Asphalt driveway.

LANDSCAPING

- Trees or plants as designed by the Builder's landscape architect.

INTERIOR FEATURES

GENERAL

- 9 FT. high ceilings on main/first floors.
- 8 FT. high ceilings on second floors.
- Sub floors glued, screwed and joints sanded.

- Quality 35 oz. broadloom with superior 5/8" under pad flooring in all bedrooms and hardwood flooring in living room.
- Ceramic tile floors in all foyers, kitchens, bathrooms, powder rooms, and laundry rooms.
- Quality paint through out house including primer and finish coat.
- 4" baseboards throughout finished areas.
- 2 3/4" casings on windows, doors and archways.
- 800 series six panels pressed wood doors-white colour (Purchaser's choice of one style throughout).
- Choice of ceramic floor tile in foyer, kitchen, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendors standard selection.

INTERIOR TRIM

- Oak handrail, pickets and oak veneer stringers with clear finish from vendor's standard selection where applicable as per plan.
- Colonial trim casing on all swing doors, windows throughout in all finished areas, foyer and linen closets where applicable as per plan (excluding bedroom closets with sliding doors).
- All drywall applied with screws using a minimum number of nails.
- Mirrored sliding doors at closets, as per plan.

KITCHEN

- Purchaser's choice of cabinets and laminate countertop from vendor's standard selection.
- Kitchen cabinets feature bin style recycling centre (styles may vary).
- Stainless steel kitchen sink with ledge-back and spill way includes single lever faucet.
- Shut-off valve to the kitchen sink.
- White or black kitchen exhaust fan with 6" duct vented to exterior.
- Heavy duty receptacle at counter for stove and dedicated electrical receptacle for refrigerator.
- Split receptacle(s) at counter level for future small appliances.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
- Ceramic tiled backsplashes.
- Ceramic tile floors.

PAINTING

- Paint on interior walls throughout finished areas (one colour throughout, from vendor's standard selection).
- Interior trim and doors to be painted white.
- Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, bathrooms, powder room and finished laundry room, which have smooth painted ceilings. All closets to have sprayed stippled ceiling only.

Please Note:

If there are any discrepancies between plans and specifications, the specification will supersede. All the selections will be done from the builder's samples. Five-year TARION structure warranty & Two-year builder warranty.

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ELECTRICAL

- 100 amp electrical service with breaker panel.
- Copper wiring from the breaker panel throughout the house.
- Wiring for telephone and internet.
- Rough-in security system to main floor.
- White Decora light switches and plugs throughout.
- Builder's light fixtures in all Hallways, Kitchens, Breakfast Areas, Bathrooms, Powder Rooms, Bedrooms and Laundry Rooms.
- Smoke alarms and carbon monoxide detectors as per the Ontario Building Code.
- Range receptacle and clothes dryer receptacle.
- One exterior weatherproof electrical outlet with ground fault interrupter at front of home.

HVAC (Heating, Ventilation and Air Conditioning)

- High efficiency gas fired heating furnace.
- Energy Star Exhaust hood fan over range area vented to exterior.
- Energy Star Exhaust fans in all bathrooms vented to the exterior.
- Central humidifier linked with furnace and air conditioning (optional).

PLUMBING

- 50 gallon, gas fired, hot water heater (Rental).
- Plastic water pipes from the point of distribution.
- Water saver shower heads.
- Low volume flush toilets.
- Low-flow aerators on all faucets.
- Single lever, low flow MOEN faucets, fixtures and drains for Kitchens, Bathrooms.
- Laundry tub with Hot and Cold water taps and drain.
- One exterior water tap in garage.

BATHS

- Water resistant green board to approximately 60" high on separate shower stall walls.
- Purchaser's choice of cabinets and laminate countertops in all bathroom(s). All choices from vendor's standard selection.
- Water efficient toilets installed in all bathroom(s) and powder room (where applicable).
- Decorative lighting in all bathroom(s) and powder room.
- Mirror approx 36" high to all bathrooms and powder room.
- White bathroom fixtures from vendor's standard selection.
- White bathtubs in all bathrooms, as per plan.
- Electrical outlets for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
- Exhaust fans vented to exterior in all bathroom(s) and powder room.
- Privacy locks on all bathroom and powder room doors.
- Chrome finish washer-less faucets with pop up drains and wa-

ter saving aerators in all bathroom and powder room sinks.

- Pedestal sink in powder room, as per plan.
- Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendors' standard selection.
- Bathroom and powder accessories to include towel bar and toilet tissue holder.
- Pressure balance valves to all shower stalls and tub/showers as per plan.
- Shut off valves for all bathroom and powder room sinks.

LAUNDRY

- Laundry tub with chrome finish faucet in finished laundry room. Shut-off valves in finished laundry room.
- Heavy duty electrical outlet and exterior vent for future dryer, electrical outlet for future washer.

ADDITIONAL FEATURES

- Mortgage survey provided with closing documents at no additional cost.
- Garage floor and driveway sloped for drainage.
- All windows installed with expandable foam to minimize air leakage.
- Poured concrete foundation walls with drainage membrane and weeping tile.
- Architecturally pre-determined exterior colours in conformance with applicable zoning and architectural control guidelines.
- Roughed-in Central Vacuum in garage and finished areas.

ENERGY STAR PROGRAM

- Low E and Argon (with insulated spacers) white vinyl windows. Windows installed with expandable foam at perimeter and caulked on the exterior.
- Insulation to exterior walls R20, attic space R40.
- Insulation in garage ceiling below livable space in addition to cantilevered areas with living space above-if applicable (R27).
- High efficiency condensing hot water tank power vented to exterior. Hot water tank is a rental unit. Purchaser to execute agreement with designated supplier prior to closing.
- Programmable thermostat centrally located on main floor
- Heat Recovery Ventilator (HRV) installed and interlocked with furnace (optional).
- Compact fluorescent lighting in all interior light fixtures.
- Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).

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Another project by...
AHK Group