



The Cliffs - Specification Sheet

Unit #

Purchaser(s): _____

Purchaser(s) Contact info: Home: _____ Work: _____

Cell: _____ E-mail: _____

Possession Date: _____

Unit Number: _____ Unit Type: _____

Colour Scheme: EXTERIOR _____

Colour Scheme: INTERIOR _____

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EXTERIOR SPECIFICATIONS

FRAMING: 2x6 exterior and 2x4 interior walls.

ROOF: Layered fiberglass base shingle. Warranty: 30 years.

SIDING: Hardi-plank.

SOFFITS: Vinyl.

GUTTERS: 5" continuous aluminum fascia gutter.

WINDOWS: Vinyl. White. Twin seal. Low-E.
Complete with screens. Wood returns with casing.

TRIM: All windows.

MASONRY: Cultured stone accents on select exteriors as per plans.

GARAGE: Sized as per plan. Drywalled, painted and textured ceiling. Partially insulated.

GARAGE DOOR: Steel, semi-insulated.

GARAGE DOOR OPENER: Includes two remotes.
1 keyless entry.

SIDEWALKS: Front door to driveway. Exposed aggregate.

DRIVEWAY: Exposed aggregate.

PATIO: Exposed aggregate.

INTERIOR SPECIFICATIONS

INSULATION: Exterior walls - R20 minimum. Ceiling - R40 minimum - blown.

PAINTING: 2 coats latex on all walls. Acrylic on all doors and trims.

FIREPLACE: Linear natural gas fireplace located as per plan. Tile facing.

DOORS:

EXTERIORS		INTERIORS	
Front	Fiberglass with glass. Hardware – Brushed satin nickel finish	Passage Doors:	Hardware: Brushed satin nickel knobs. Privacy sets on all bathrooms and master bedroom Passage sets on all other doors.
House to garage	Fiberglass. Hardware – Satin nickel finish		

RAILINGS: Wood with gunmetal spindles.

BASEBOARDS: 5½” baseboard throughout including closets.

HEADER MOULDINGS: On main doors on hallway side only.

SHELVING: Metal system. Rod and shelf in all bedroom and coat closets. Single shelf over washer and dryer.

CABINETS: As per colour scheme.

Unit #

STANDARD CABINET FEATURES:

- Adjustable shelves. Crown moldings. Soft closing hinges and drawers.
- Microwave shelf in island. Dishwasher space

MIRRORS: Framed with satin nickel finish.

PLUMBING: Main Bath: 3 piece with toilet, sink and tub n' wall with 1 row white tile around edge and shower head.
 Ensuite: 4 piece with toilet, 2 sinks and custom tile shower (with Schlueter). Glass shower wall.
 Powder Room: 2 piece with toilet and sink.
 Basement - rough-in 3 piece (in A & B units).

STANDARD PLUMBING FEATURES FOR ALL UNITS:

- All main bath, ensuite and powder room plumbing fixtures are white.
- Hardware: Single levers on all showers and tubs. Single lever faucets throughout.
- Kitchen: Double stainless-steel sink with single lever faucet with pullout spray. Rough-in for garburator.
- Laundry: Hook-ups for washer and dryer.
- Exterior faucets: 2 Frost free hose bibs.
- Hot Water - Natural gas heated, tankless 'on demand' hot water.

HARDWARE: Towel bars and paper holders and coat hook in all bathrooms. Satin nickel finish.

FLOORING: A & B Units - Laminate plank flooring: entire main floor area except laundry and powder room.
 - Carpet: stairs and upper hall and bedrooms.
 - Tile: bathrooms and laundry.

C & D Units - Laminate plank flooring: entire main floor area except powder room.
 - Carpets: bedrooms, hallways, stairs and rec room.
 - Tile: bathrooms and laundry.

Notes: _____

APPLIANCES: Stainless steel Whirlpool kitchen package – 36” fridge (upper french doors, lower freezer), glasstop easy clean oven, dishwasher, microwave
All kitchen appliances supplied and installed.

ELECTRICAL: Exterior lights on garage with photocells.

HEATING: Natural gas. Tankless hot water/air handler combined high efficiency heating system.
Gas barbeque outlet. Rough in for Air Conditioning. Rough in for gas range.

VACUUM SYSTEM: Roughed-in

SECURITY SYSTEM: Roughed-in

TELEPHONE: All units - 4 outlets

CABLEVISION: All units - 4 outlets

10 YEAR NEW HOME WARRANTY.

COURSE OF CONSTRUCTION INSURANCE.

OTHER DETAILS: _____

Agreement: *No extras or additions are accepted unless agreed upon by way of this spec sheet.*

Dated this _____ day of _____, _____.

Signed and agreed by builder _____

Signed and agreed by purchasers _____

