



HOME IS WHERE YOU BUILD IT.

STANDARD SPECIFICATIONS "TARION" PACKAGE

FLOORS:

- Choice of quality carpet in living, dining and bedrooms
- Choice of quality vinyl cushion flooring in foyer, kitchen and bathroom(s)
- 3/4" T&G floor sheathing, glued and stapled
- 3/8" underlay is applied to areas with vinyl flooring
- Engineered floor joist system

WALLS AND CEILINGS:

Exterior walls:

- 2" x 6" studs on 16" centres c/w 7/16" wall sheathing, glued and mechanically fastened

Interior walls:

- 2" x 4" studs on 16" centres c/w 1/2" gypsum board, fully finished

Ceilings:

- 1/2" gypsum board on 1" x 3" strapping, texture sprayed ceilings, except kitchen, bathroom(s), and laundry room (if applicable)

ROOF:

- Engineered trusses
- 7/16" roof sheathing complete with H clips
- 30 year architectural shingles on synthetic roof underlayment complete with ice and water shield eave protection
- 6/12 roof pitch

WINDOWS AND DOORS:

- Maintenance free PVC, Low E, Argon filled, thermopane windows and patio door(s) as per plan
- Screens on all operating windows
- Colonial style insulated entry doors with passage and deadbolt hardware
- Colonial style interior doors with satin stainless steel finish hardware
- Colonial style bi-fold closet doors with closet rod and finished shelf
- Privacy locks for all bathrooms

KITCHEN:

- Choice of cabinet doors: Maple, Oak or PVC, choice of styles and colours
- Choice of post formed laminate counter top
- Drywalled bulkheads over kitchen cabinetry
- Double compartment stainless steel sink with chrome pull-out faucet
- Ductless range hood with filter and light
- Plumbing rough-in for dishwasher
- Full height pantry unit with 4 adjustable shelves per plan
- Microwave cabinet
- Pot lights over sink

BATHROOM:

- Choice of cabinet doors: Maple, Oak or PVC; choice of styles and colours
- Choice of post formed laminate counter top
- One-piece moulded acrylic bathtub(s)
- Tissue holder and 24" towel bar
- Single lever chrome faucets; pressure balanced in shower(s)
- Full size mirror
- Backing for future grab bars

TRIM AND PAINT:

- Colonial style baseboards and window casings
- Ceiling crown moulding at all wall/ceiling joints (excludes kitchen)
- Interior walls and trim; two coats of latex primer (interior doors are not primed)

HEATING:

- High efficiency "Energy Star" natural gas or propane furnace and ECM multi-speed fan (Electronically Commutated Motor, DC), programmable thermostat, gas piping, ductwork with all joints sealed and wiring

Purchaser(s) Initials _____

ENERGY EFFICIENCY, VENTILATION AND DUCTWORK:

- Continuous polyethylene air/vapour barrier
- Air sealed junction boxes on all exterior walls
- Window and exterior door frames foam sealed in place
- High Efficiency Heat Recovery Ventilator (HRV) installed and balanced by certified technician c/w humidistat control and electronic push timers
- R-65 cellulose attic insulation
- R-40 ceiling insulation without attic
- R-31 exterior walls (R-22 fibreglass plus R-9 insulated sheathing)
- R-22 fibreglass insulation in basement walls, full height

ELECTRICAL:

- 200 amp service panel c/w breakers; fully connected within the house
- Supply and install meter base
- Copper wiring
- Decor rocker switches
- Overhead light fixtures as per plan
- Smoke detectors with strobe light and carbon monoxide detector(s) as per Code
- White coach lamp at front elevation
- Door chimes
- Exterior weatherproof GFI receptacle with cover at each door (except garage)

PLUMBING:

- Composite supply piping connected to well pressure system
- ABS drain piping connected to septic tank line

STAIRS:

- Two storey homes have carpeted stairs
- Raised style homes have carpeted stairs with contemporary drywall half wall and hand rail
- Basement stairs; pine treads, closed riser, c/w choice of carpet, vinyl or primed finish

EXTERIOR FINISH:

- Colonial vinyl siding; choice of colours
- Maintenance free continuous venting soffit; choice of colours
- Maintenance free 6" aluminium fascia with baked enamel finish; choice of colours

FOUNDATION AND BASEMENT:

- Full height poured concrete foundation with tile drainage, damp proofing and a poured concrete floor
- Plumbing and electrical completed with sealed sump pump pit and laundry rough-in
- Basement walls framed with 2" x 4" studs c/w R-22 fibreglass insulation and vapour barrier, all full height
- Two basement egress windows

Purchaser is responsible for:

- Purchasing a Natural Gas or Propane hot water heater with a minimum Energy Factor (EF) of 0.67
- All permits and site work (excavation, backfill, driveway, well & septic), all site engineering if applicable
- All exterior decks and steps
- Installation of and provision for any appliances
- Drain water heat recovery unit NOT included

Purchaser(s) Initial _____

WARRANTY:

Seven year Tarion warranty

Ten year major structural warranty (on factory-built modular components only)



Morewood: 1-800-297-0921, Kingston: 1-855-482-3636
Arnprior: 1-877-287-0854

Guildcrest Homes is dedicated to improving its product on an ongoing basis.
With this in mind, specifications may change.
Models may display some finishes and features which are not part of the
Standard Specifications, but are available as extras.

