



Hamilton Custom Homes

Specifications for 865 Windermere

Foundation & Basement

- Footings minimum 6" x 18"
- Foundation walls minimum 8" poured concrete
- Drainage system around outside perimeter & connected to storm sewer
- 6 mil plastic vapour barrier under 3" minimum concrete basement floor
- Steel beams with adjustable steel posts
- Exterior basement walls waterproofed by Code Blue Waterproofing
- **Extra high basement to 8'- 10" high from footing (standard)**

Framing

- **2" x 6" exterior walls**
- **Engineered floor joists**
- 5/8" T & G spruce plywood subfloor glued and nailed
- Engineered roof trusses on 24" centers
- All interior load bearing walls 2" x 6", all others 2" x 4", on 16" centers

Insulation

- **R25 minimum exterior walls main floor (R20 + JM Board or equivalent giving R 25)**
- **R20 minimum frost walls in basement**
- **R60 in ceilings**
- 6 mil poly vapour barrier throughout
- Insulated exterior doors
- Low 'E' argon double glazed windows

Electrical

- 100 amp electrical service
- All copper wiring
- Smoke alarms with CO₂ on all levels (main floor and basement)
- Cable and telephone rough-ins throughout (maximum 5)
- Outside electrical outlet front and back
- Door bell
- Garage outlets for door openers, etc.

Plumbing

- All white fixtures
- Separate custom shower and soaker tub in ensuite
- Moen chrome finished single lever faucets on all sinks and tubs
- Main bath to have 1pc. Tub shower unit
- Connections for washer and dryer
- Rough-in plumbing and electrical for dishwasher
- 6 litre flush toilets in all bathrooms
- Stainless steel sink in kitchen with Moen single lever pull out faucet
- Beveled edge mirrors in all bathrooms

Note: All specifications can change without notice and should be verified by builder before signing contract

Westbrook Meadows

Exterior

- Stone or Brick on all elevations with keystones over all openings and tapestry over garage doors or soldier coarse
- **Maintenance free vinyl windows (coloured)**
- **Case ment Windows throughout even basement.**
- Coloured Low 'E' argon energy star upgraded windows
- Screens on all windows
- Pre-finished, maintenance free vinyl shakes in gable areas
- Pre-finished, maintenance free aluminum soffit, fascia and eaves trough
- Pot lighting in front elevation
- **Limited lifetime warranty architectural shingles**
- Insulated carriage style garage doors coloured
- Fiberglass front door

Interior

- **Rockport style interior doors all hinged even closets**
- **Sliding glass doors on main entrance closet**
- **Satin Nickel door knobs and hinges throughout except for exterior door hinges**
- **Colonial style trims and moldings (2 ¾ trims and 7" base boards with window sills on main floor)**
- Vinyl coated wire shelving in all closets
- Hardwood flooring and ceramic tile
- Hardwood railings with steel spindles on main level
- **Upgraded cabinets and countertops in kitchen and bathrooms, with upgrades and can be upgraded**
- **Recessed pot lighting in kitchen (9)**
- Knockdown textured ceilings in main rooms
- **Tray ceiling with coving in Dining room and Living room.**
- ½" drywall with rounded corners throughout
- **9' ceilings throughout main floor**
- **Cove ceilings where applicable**

Heating & Ventilation

- 95% High efficiency 2 stage gas forced air furnace
- High efficiency gas hot water tank (rental)
- Central air conditioning
- Heat recovery ventilation system (HRV) with separate duct work to kitchen, bathrooms and laundry room with separate switches

Warranties

- Full 1 year warranty as outlined by Tarion Ontario New Home Warranty Program
- Limited 2 year warranty as outlined by Tarion Ontario New Home Warranty Program
- 7 year major structural warranty as outlined by Tarion Ontario New Home Warranty Program
- Limited lifetime warranty on foundation coating provided by Advance Coatings