



Standard Specifications 2022-2023

The Pinehouse

Make an appointment to tour and view our standard inclusions.

Top quality is our only priority!



www.JacksonHomesInc.com





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Have questions? Looking to start the process? Get in touch with us today!

The Pinehouse

1220 ft2

3 Bedrooms

2 Bathrooms

2 Car Garage

At Jackson Homes, we have loyal crew's that takes care of the framing, decks, cement, trim, painting, flooring, and finish work. The rest is sub-contracted out to our long time, experienced tradesmen. We have our standard specifications but we will build to suit the needs and desires of the homeowner whether it is a larger deck or upgraded flooring we will be there to help you achieve exactly what you are looking for. We install only high quality Laurysen kitchens with a large selection of colours and styles to choose from.

Everything is highly organized from start to finish therefore leaving no questions or concerns for the homeowner making this process easy for you, fun, and stress free.



Standard Upgrades

- Kitchen and bathroom cabinets are supplied and installed by Laurysen Kitchens. This means excellent quality and service.
- Granite Counter Tops.
- Backsplash tile in Kitchen.
- Central Air Conditioning.
- 6" thick poured insulated concrete (ICF) foundation walls with steel reinforcing rods.
- Hydro panel extended to furnace room.
- 9 Ft walls in basement.
- Trey or Vaulted Ceilings in all models (specific areas only, depending on model).
- Tub with tile surround.
- Unfinished basement with drywall and one coat of mud on exterior walls only. The stairwell to the basement will be drywalled if there is no door at the top of the stairs to block off unfinished area.
- Exterior Shouldice Designer full-size stone or full-size Brampton brick.
- Low E Argon windows for excellent energy efficiency (qualify for Energy star rating).
- Ceramic Tile in bathrooms and front entrances.
- Vinyl click plank flooring in bedrooms, living room, dining room, and hallways.
- Clear coat Oak Stairs.
- Designer Shingles.
- Traditional, insulated short-raised panel (2283) R9.65 C.H.I garage door.
- Complimentary consultation with our electrician.
- Complimentary consultation with Kitchen designer.
- State of the art HRV air exchanger.
- Eavestrough installed.
- Quality bath fixtures.
- Opportunities to customize past the signing of the Purchase and Sales agreement.
- Spanish coat (knockdown stipple) on ceilings except bathrooms if the ceiling is flat or vaulted.
- Outside corners are rounded throughout.
- 200 Amp Service.
- Rough-in bathroom in basement (pump not included).
- Underground Hydro.
- 2 complimentary walkthroughs with one of Jackson Homes Foreman.

Exterior

- Maintenance free vinyl siding on all sides (as per plans and agreement).
- Concrete parging at the bottom of siding on all sides.
- Aluminum fascia, soffit, and eaves trough.
- Traditional, short-raised panel (2283) R9.65 C.H. 1 garage door.
- Two frost free exterior taps at builder discretion unless otherwise notified on email to project foreman or on paper and signed before rough ins are complete.
- Light fixtures at front entrance, back entrance, (decks and garage if applicable).
- Walkway from driveway to front door.
- 8'x10' pressure treated deck.
- Designer shingles.
- Exterior Shouldice Designer full-size stone, or full-size Brampton brick.



Roof

- Limited Lifetime warranty, designer fiberglass shingles.
- Tar paper where needed (4' up, at area of heat loss).
- Ice and water where needed (3' up, at area of heat loss).
- Step flash at joining structures.
- 21" OSB with H clips between trusses.
- Maxx Vents for heated spaces.

Framing

- Exterior walls- 2"x6" spruce studs @ 16" centers, 8 feet in height.
- Interior walls- 2"x4" or 2"x6" (where applicable) spruce studs.
- 4/3" quality tongue and groove Dry Guard high-performance OSB or 8/5" tongue and groove plywood (depending on availability), screwed and glued to silent floor joists.



Foundation

- 6" thick poured insulated concrete (ICF) foundation walls with steel reinforcing rods.
- 4" poured concrete basement floor with a trowel finish.
- 6mm poly placed under entire concrete floor to prevent moisture from entering house.
- 4" reinforced poured concrete garage floor with broom finish.
- Drainage consists of clear stone High Density Polyethylene (HDPE) tubing hooked to a sump pit.
- Unfinished basement with drywall and one coat of mud on exterior walls only. The stairwell to the basement will be drywalled if there is no door at the top of the stairs to block off unfinished area.
- Depressurizing rough in under basement slab.

Specifications

Continued....

Insulation

- Attic – R50 blown insulation.
- Above Grade basement wrapped in Tytar.
- Main floor Exterior walls – R20 with R5 Styrofoam Insulation.

Landscaping

- Backfilled 4' high and graded adequately 25' around outside of structure (or as per final signed plans) with a maximum slope of 1-4 in cases of septic or steep hills.
- If less of a slope than 1-4 is preferred by homeowner this will be at an extra expense to the homeowner as added fill will be required.
- Topsoil and seeded (no warranty on grass growth).
- Single car width gravel driveway from road to garage or sidewalk (where applicable) with a maximum of 100' from road.

Heating & Plumbing

- Forced high efficiency propane (where applicable).
- Air exchanger to control relative humidity in the winter (H.R.V).
- Condensing, Tankless, Temperature controlled, continuous flow, gas hot water system (Energy Star Qualified).
- PEX tubing water lines.
- ABS for all waste and venting.
- Central Air Conditioning.

Windows and Doors

- Double glazed vinyl casements with grills in front of house or garage (where applicable or as per plans).
- Jeldwen low-e, argon gas filled energy star windows and doors.
- Fully caulked and insulated with spray foam.
- Thermo sealed 5' patio door off dining room (where applicable or as per plans).
- Insulated exterior doors with weather stripping, platinum or nickel finish hardware including deadbolt on all doors leading into the house (except patio doors).
- Operational glass window on front entrance door with full sidelight window.
- Sliding doors on any closet 4' wide or larger.
- Bi-fold doors on any closet 3' wide or smaller.

Electrical

- 200 Amp service with circuit breakers.
- Smoke detector on each floor and in each finished bedroom. Carbon monoxide detectors on each finished floor, all interconnected.
- 240v outlets for stove and dryer.
- Hood fan duct for stove vented outside.
- Minimum of two weatherproof exterior outlets.
- All light fixtures to be builders' grade and nickel or white in colour.
- Door chimes.
- 1 phone line installed in basement.
- phone lines ran to exterior of house (bell from street in rural locations not guaranteed).
- 100' max underground service from hydro pole to attached garage.
- If owner is supplying light fixtures, they are to have all applicable bulbs available.

Specifications

Continued...

Bathroom

- Ceramic tile flooring.
- Nickel 2' towel rack, toilet paper holder and mirror to be smaller than vanity size.
- Vanity and tub to have builders grade chrome fixtures.
- Tub with tile surround.
- Rough-in bathroom in basement (pump not included).

Kitchen

- Custom crafted cabinets in the wood available as per agreement.
- Granite counter tops with tile backsplash.
- Double stainless-steel sink with single lever chrome finish faucet.
- Vinyl plank flooring.
- Wired for dishwasher (not plumbed).

Other

- Drilled well or connected to municipal services (where applicable).
- Septic system or connected to municipal services (where applicable).
- Sump pump in basement.
- Seven-year Tarion Warranty.
- Lot survey only.
- List price includes HST – purchaser to sign back any HST rebate back to vendor.
- Purchaser has full choice of standard colours (excluding paint).

Interior

- Spanish coat ceilings throughout except for bathrooms.
- 1/2" drywall throughout finished areas.
- Flat Stock style doors and trim.
- Nickel finished hardware on all metals.
- Ceramic Tile in bathrooms and front entrances.
- Vinyl click flooring in dining room, living room, stairs, hallway and all bedrooms.
- Interior of entire house painted white.
- Taps for washer connection and waste pipe, washer and dryer will always be put in the location of the septic pipe in basement to ensure proper pumping of washer discharge unless a rough in and a pump hook up is upgraded and paid for by the client. Depending on client's washer pumping capabilities and height of septic a pedestal may be required underneath washing machine.
- Duct for dryer vented outside (only sticking just outside of the wall and not directly hooked up to the dryer. It will be in the general area of the dryer and not in the exact location of the dryer's outlet therefore the dryer may be out from the wall to incorporate future interior dryer vent.).
- Oak railing on living room side of upper stairs or as per plans and agreement.
- Oak cap on all half walls or as per agreement.
- 1 coat clear coat on oak caps and rails.
- Clear coat Oak on stairs.
- Standard pattern will apply with all ceramic tiles being flush or even with one another unless otherwise communicated to Jackson Homes Inc. project foreman through email or signed off with Westboro Flooring. Other patterns may be considered an upgrade.
- 9 Ft walls in basement.
- Tray or Vaulted Ceilings in all models (specific areas only, depending on model).

Options

- Single (14'x20') or double (20'x20') car garage attached or detached.
- Numerous floor plans to choose from or bring us your plans and we will build to suit.
- All floor plans can be modified to suit. Numerous other options available!
- Talk to our agents about a multitude of upgrades available.

Our Promise

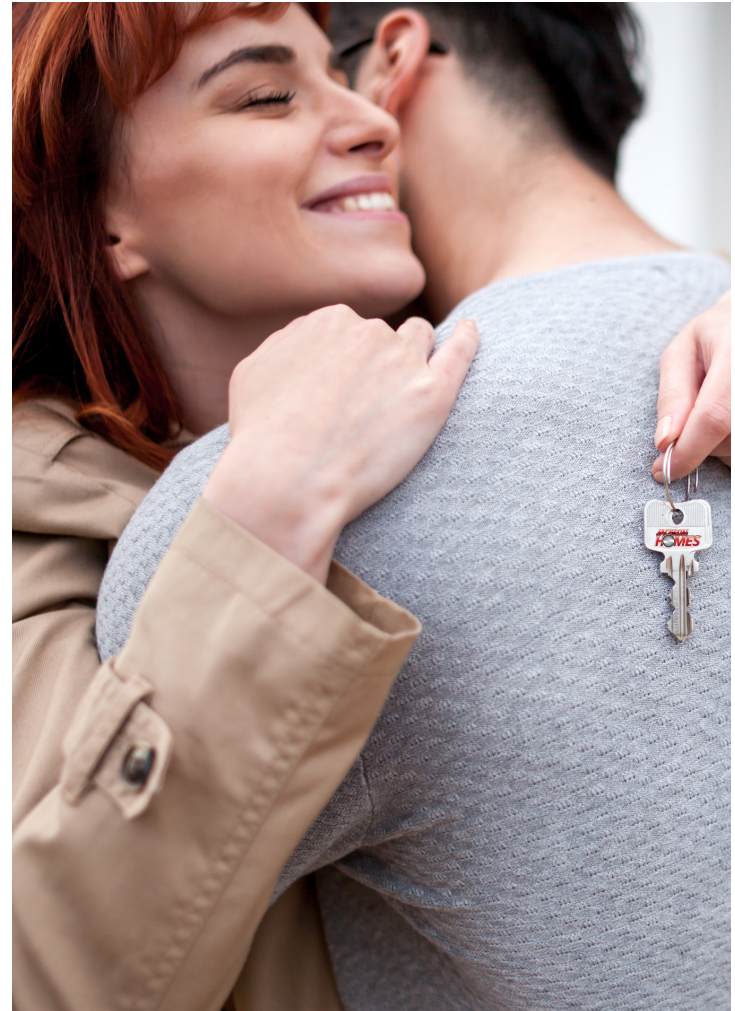
We go out of our way to make our customers experience the best possible. We want your new home building process to be stress free and enjoyable.

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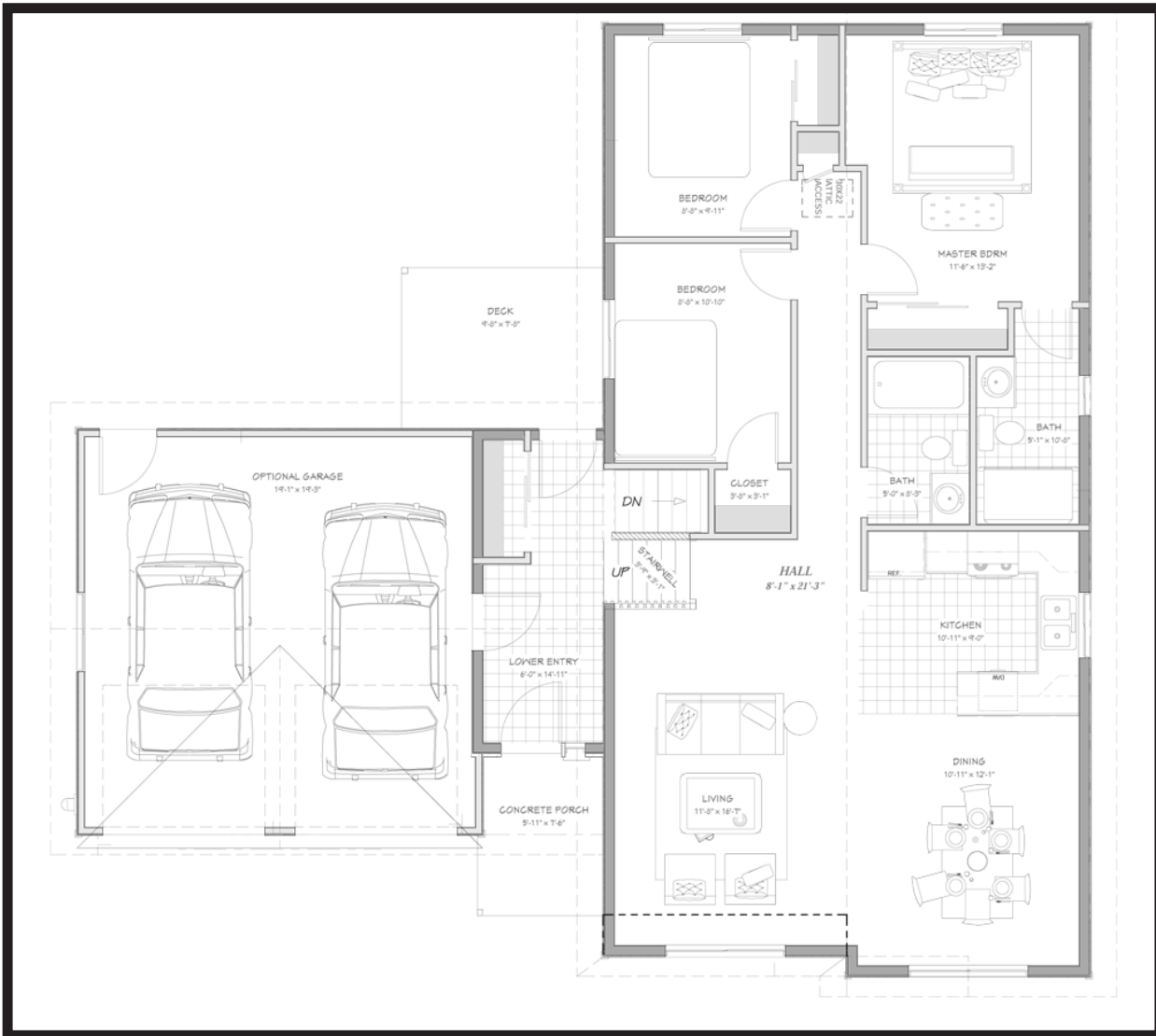
At Jackson Homes we take pride in our work from precision framework to quality finishing. We have had the same trades people and contractors for many years- therefore having built a strong relationship and trusting them to get the job done right and on time. They each take pride in their work, which shows in the quality of our homes. We are a small enough company that we can offer personalized one on one service with all our Clients.

Here at Jackson Homes our quality control is above industry standards. With hundreds of quality homes built in the surrounding areas of Carleton Place ON. We have 4 generations of building experience which has allowed us to refine our quality control process's.

Not only do we have the standard municipality inspections, we also hire third party home inspectors at the framing and final stages of our builds. Furthermore we have our own extensive internal inspections process during multiple stages throughout the build.

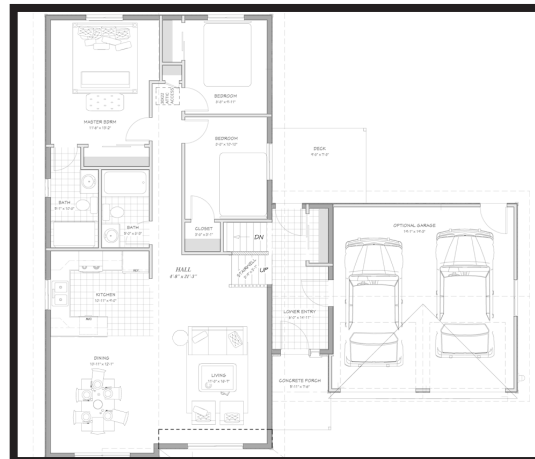
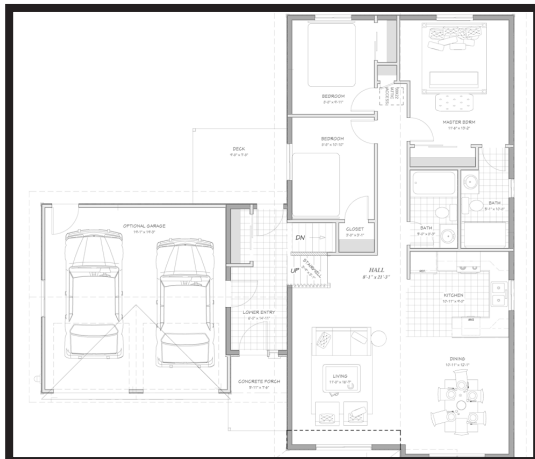


Garage Floorplan



Left

Right



Tarion and Timelines

Post-Occupancy Warranty Information

- ✓ Pre delivery inspection (PDI) will take place before occupancy, and will review any outstanding or missing items from agreement, as well as any deficiencies. These will be dealt with either prior to occupancy or within an agreed upon service date.
- ✓ 30 day list will be submitted outlining any items outstanding from the PDI as well as any other deficiencies encountered under warranty. These items will be addressed within standard Tarion performance guidelines.
- ✓ 1 year warranty, 2 year warranty and structural 7 year
- ✓ Warranty Coverage Outline - Basic outline of what is covered under warranty and time frame:
<https://www.tarion.com/homeowners/your-warranty-coverage/outline-your-warranty>
- ✓ Home Owner Information Package - General Tarion Information:
<https://www.tarion.com/homeowners/learning-hub>
- ✓ Construction Performance Guidelines- an in depth look at what is a warranted item and under what time frame:
<https://www.tarion.com/resources/construction-performance-guidelines>
- ✓ What is considered a warranty item:
<https://cpg.tarion.com/freehold>

Inventory and Spec Homes

1. Introduce Sales and Selections Coordinator to arrange for any outstanding selections (if applicable).
2. Our service team will connect with you 1 week prior to your closing date to arrange for your PDI walk through appx 1 week prior to your closing date.
3. Enjoy settling into your brand new Jackson Home!!

After Firm Purchase and Sale Agreement

1. Introduce Sales and Selections Coordinator.
2. It is recommended that buyers purchase Appliances and submit dimensions to our kitchen designer.
3. Interior selections due 30 days following first contact with our Selections Coordinator.
4. Once all selections are complete they are translated and handed over to our construction team who will be working hard behind the scenes bringing your home to life.
5. Our service team will connect with you 1 week prior to your closing date to arrange for your PDI walk through prior to your closing date.
6. Enjoy settling into your brand new Jackson Home!!

Disclaimer

- ✓ All items subject to change via availability and may be substituted by builder to item of equal value. Builder reserves the right to terminate availability, or modify pricing, for any available upgrade prior to selections sign off. Once selections have been executed no further adjustments to pricing will be made.
- ✓ If selections available, buyer will be required to provide final sign off by the due date noted by the sales representative and selections coordinator. Any changes after final selections sign off will not be possible and any outstanding selections may require builder to make selection on behalf of the buyer. The timeline sheets provided in the APS are to be used as a general guideline.
- ✓ The buyer acknowledges that some features and finishes displayed on the floor plan are for artistic presentation and design purposes only and may not be relied upon as standard inclusions or finishes. It is further understood and agreed that orientation of the home to be built, or the home under construction (i.e mirror image, and location of the dwelling on the lot) is determined at the sole discretion of the builder subject to provisions by local authorities, and conditions of the site.

FREQUENTLY ASKED QUESTIONS

In regards to home placement on the property, what would be the setback that we would have without adding extra cost from the road?

As for the frontage we offer 100' foot set back from the roads edge and anything after that would be an additional cost.

Regarding the outside – are there set colour packages that we choose from, or do we have to pick all items (siding, brick, eaves etc)?

We don't have set packages and we offer many different options that you can combine for your own home!

Who supplies your kitchen and bathroom cabinetry?

We have all our cabinetry design, supplied and installed by Laurysen Kitchens! You are also able to meet with one of their top design specialist and customize them to your liking!

How long does it take to build?

Closing times vary, inventory homes may be available for quick occupancy, and a build from scratch is typically 8-12 months from signing your Purchase Agreement. This of course depends on our construction calendar which changes daily. Please confirm with your sales representative regarding your desired closing date.

Can I choose the utility locations in my basement?

Each of our homes are built to accommodate their unique landscape. Utility locations are installed according to site conditions & requirements and placement is determined and dictated by local authorities. Therefore we cannot accommodate all placement requests.

Does your house price include septic and well installation?

Yes the house pricing that you can find on our website www.jacksonhomesinc.com under "Models" includes the installation of a septic and well if you are on a lot without municipal servicing. Jackson Homes Inc. also takes care of the following fees: Tarion enrollment, building, entrance, development and electrical permits. (HST included in all home prices).

Is a back deck an option with my home?

As an added value when purchasing a Jackson Home most of our models will include a rear wood structure deck. But you have the option to add or enlarge them as well!

What are popular upgrades?

- o From Granite to Quartz in the kitchen and Bathrooms
- o Additional interior pot lights and other electrical upgrades
- o Additional gas line for BBQ or Range
- o Adding shower niches to wall surrounds
- o Upgrading plumbing fixtures
- o Finishing basement areas

NOTE: Some of the above upgrades may not be available depending on stage of construction if purchasing an inventory home. Please confirm all current pricing with your Sales Representative or Selections Coordinator

How is Hydro brought to the house from the road?

We provide underground 200amp hydro service up to 100' from the roads edge to the house location.

Can I visit my home before closing to view progress or take measurements?

We offer 2 complimentary walk through site meetings with our Home Owners. One during the framing/electrical stage for any final electrical additions and another during the finishing stage to allow Home Owners to take measurements for furniture, curtains etc.

What if I change my mind on a finish selection after signing?

Our Selections Team works with all of our home owners to confidently select the finishes for your home. This process is done in a way for you to make educated and confident decisions so that when you sign your final selections document all decisions are firm and distributed shortly after to all of our trades to carry out the work. For this reason no changes are permitted following sign-off.

When will my pre delivery inspection be?

Our Service Manager will contact home owners appx 1 week prior to your closing to coordinate your PDI meeting where you will have the opportunity to walk through your completed and sparkling clean new home prior to your closing date!

How will I receive the keys to my home upon closing?

Your keys will be available to you on your closing day coordinated through our service team and lawyer for contactless access, as you will be given a combination to a lock box on your front door. Typically this takes place towards late afternoon/early evening.

What other accounts should I be setting up upon closing?

Upon closing homeowners should contact your gas provider, Hydro One and Tankless Hot Water Heater provider directly to setup your account along with getting in touch with your service provider for TV/Internet.

Can Jackson homes build on a lot that is not yet in their inventory?

Our house prices are based on the land that we own. Seeing that every lot is completely different, any other lots that Jackson Homes Inc. does not own, will be subject to extra costs. These costs include Hydro, entrances, extra fill, lot financing, any potential tree clearing costs, and travel costs.

CONTACT US
GET IN TOUCH

Selections Center

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