***ENTRY LEVEL STANDARD SPECIFICATIONS 2024***

# ***Standard Upgrades***

* Kitchen and bathroom cabinets are supplied and installed by Laurysen Kitchens. This means excellent quality and service.
* Hydro panel extended to furnace room
* Unfinished basement. The stairwell to the basement will be drywalled if there is no door at the top of the stairs to block off unfinished area
* 5 foot One piece tub in bathrooms
* Low E Argon windows for excellent energy efficiency (qualify for Energy star rating)
* Vinyl click flooring in bathrooms and foyer
* Laminate plank flooring in bedrooms, kitchen, living room, dining room, and hallways
* vinyl plank flooring in baths, entry, and on interior stairs with metal nosings
* **Complimentary** consultation with our electrician
* **Complimentary** consultation with Kitchen designer
* HRV air exchanger
* Quality bath fixtures
* Opportunities to customize past the signing of the Purchase and Sales agreement
* Spanish coat (knockdown stipple) on ceilings except bathrooms and vaulted ceilings (if applicable)
* Vaulted ceilings are not standard with entry level models
* Outside drywall corners are square throughout
* Overhead Hydro if possible
* **2 complimentary walkthroughs with one of Jackson Homes Foreman**

***Exterior***

* Maintenance free vinyl siding on all sides (as per plans and agreement)
* Aluminum fascia, soffit
* 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)
* Stone walkway from driveway to front door

***Roof***

* 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
* 7/16” 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
* 3/4” quality tongue and groove Dry Guard high-performance OSB or 5/8” tongue and groove plywood (depending on availability), screwed and glued to silent floor joists

***Foundation***

* PWF 2x8 @ 16 inch centres with ½ inch pwf plywood (8’high)
* 4” poured concrete basement floor with a trowel finish
* 6mm poly placed under entire concrete floor to prevent moisture from entering house
* Unfinished basement. 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

***Insulation***

* Attic – R50 blown insulation.
* Main floor Exterior walls – R20 with R5 Styrofoam Insulation
* Basement insulated R22 with 6mm poly vapour barrier in PWF
* Above Grade basement wrapped in Typar.

***Landscaping***

* Backfilled 4’ high and graded adequately 25’ around outside of structure (or as per final signed plans) with a maximum slope of 4-1 in cases of septics or steep hills
* If less of a slope than 4-1 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 gravel with a maximum of 80’ from road

***Windows & 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
* Sliding doors on any closet 4’ wide or larger
* Bi-fold doors on any closet 3’ wide or smaller

***Electrical***

* 100-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)
* 120’ max overhead service from hydro pole to attached garage or house
* If owner is supplying light fixtures, they are to have all applicable bulbs available

***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) Rental
* PEX tubing water lines
* ABS for all waste and venting

***Bathroom***

* vinyl plank flooring
* Nickel 2’ towel rack, and mirror to be smaller than vanity size
* Vanity and tub to have builders grade chrome fixtures
* 5’ one piece tub

***Interior***

* Spanish coat ceilings throughout with flat borders on the perimeter of the walls only and not in front of any cabinetry. except for bathrooms and vaulted ceilings (if applicable) will be entirely smooth
* 1/2” drywall throughout finished areas
* Flat Stock style doors and trim
* Nickel finished hardware on all metals
* Laminate plank flooring in kitchen, 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 the 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 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 dryers outlet therefore the dryer may be out from the wall to incorporate future interior dryer vent)
* Oak cap on all half walls or as per agreement
* 1 coat clear coat on oak caps and handrails
* Standard pattern will apply with all ceramic tiles (if ceramic tile is chosen as an upgrade) being flush or even with one another unless otherwise communicated to Jackson Homes Inc. project foreman through email or on signed off selection sheet. Other patterns may be considered a further upgrade

***Kitchen***

* Custom crafted cabinets in the wood available as per agreement
* Double stainless-steel sink with single lever chrome finish faucet
* Wired for dishwasher (not plumbed)
* Laminate Countertop

***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)

***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 my agents for our Extensive list of upgrades

***NOTE***

Builder will work with any customer regarding placement of well, septic and house although The Health Unit, townships, or cost might limit your choices. The Builder will consider the opinions of the customer on its location but ultimately the Builder must build within the allowable setbacks and restrictions of the lot given by the township and has the sole and absolute discretion on the final placement of the house on the lot. A site plan is given to the township which shows the distances to each property line. These distances may not be the same as where the house is located as variances can occur. If the Buyer would like an as built survey of the house location on the lot, they must purchase this through the Builder at an additional cost. This also applies to the tree removal on the lot. Jackson Homes can NOT guarantee saving any particular trees.

During construction the buyer can take a look at their future home at every given stage so the client can get exactly what they want. **Client is to be accompanied by their Realtor due to insurance coverage reasons.**

ANY CHANGES FROM THE STANDARD SPECIFICATIONS MUST BE IN WRITTEN FORM IN SUFFICIENT TIME TO ORDER MATERIALS AND SCHEDULE LABOUR. SCHEDULES SIGNED BY BOTH THE PURCHASER AND BUILDER.

All drawings are an artistic interpretation of the general design. They are not an exact rendition. Colors in designs may not be standard or available. All plans to be signed by buyer and builder before construction begins to ensure that they have been understood completely. Note that anything in a purchase and sale agreement or extra sheets override the standards being signed off on these standard selection sheets.

The Builder reserves the right to video record and/or photograph all Tarion Warranty walk though meeting for quality control purposes.

Any houses being built with start dates passed September 1st will be subject to seasonal timelines as per Tarion, therefore any topsoil, seeding, finished driveway, and exterior/garage floor cement work will not be complete until at least June up until the end of august after the winter in which the house was built due to frost in the ground.

# JACKSON HOMES INC.

***“Top Quality Is Our Only Priority!”***