

Standard Specifications 2021-2022

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, kitchen, 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. I 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
- ½" 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
- ¾" 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

- 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

Insulation

- Attic – R50 blown insulation.
- Main floor Exterior walls – R20 with R5 Styrofoam Insulation
- Basement insulated R20 and 6mm vapor barrier for frost walls if cement foundation and R22 and 6mm if 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 septic 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 garage or sidewalk (where applicable) with a maximum of 100' 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 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)
- 120' max underground service from hydro pole to attached garage
- 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)
- PEX tubing water lines
- ABS for all waste and venting
- Central Air Conditioning

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)

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

Interior (continued)

- Ceramic Tile flooring in front entrance, bathrooms, and kitchen
- 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
- Trey or Vaulted Ceilings in all models (specific areas only, depending on model)

Kitchen

- Custom crafted cabinets in the wood available as per agreement
- Granite counter tops with backsplash
- Double stainless-steel sink with single lever chrome finish faucet
- Ceramic tile 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)

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. 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.

Note: 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!”