

Standard Specifications

All homes are constructed to the Better Than Code standard and accordingly, are certified by the Better Than Code energy rating program. R2000 and Energy Star certification are also available as an upgrade

Upon acceptance of the design and price, every customer's contract includes a customized list of detailed specifications specific to their own home.

The following are standard features in all of our homes.

Please note that these specifications are subject to change at any time.

Foundations and Foundation Walls

Basement Homes

Basement walls are constructed to 8' high using poured concrete. Dimpled air gap membrane on the exterior provides waterproofing. On the interior side, perimeter walls are insulated with a combination of continuous foam board and bat insulation to full height with R-20.5. They are then sealed with Certainteed MemBrain™ for moisture control. R-10 foam insulation is placed below the concrete floor.

The foundation is completely encircled with 4" drainage pipe which is covered with stone. Elevation of ground water is by submersible sump pump.

No Basement Homes

Foundations for no basement homes are constructed using a frost wall design. Top soil is removed prior to installing concrete footings and a 4' poured concrete wall. The interior space is filled with granular backfill. Services are installed within the granular.

R-7 is installed around the perimeter and R-10 foam insulation is used under the steel reinforced concrete floor.

No Basement homes offer many benefits. They are excellent choices for those with mobility challenges and wheel chair accessibility needs. There is no lower level to heat and no sump pump to maintain. Day to day living is enhanced by the presence of natural lighting throughout the home. A mechanical room is added to the main floor to accommodate the heating and ventilating equipment. In addition, increased storage closets and a storage area above the garage are also included.

Floors

Floors are constructed using engineered open web joists. Engineered joists minimize floor deflection, allow longer spans between support walls and are more environmentally friendly as they use less wood than dimensional lumber. Further, they reduce the need for bulk heads as services can run through the open web.

Sub-flooring, constructed using 5/8" tongue & groove spruce plywood, is glued to joists and power nailed to eliminate squeaks. No chip board is used.

Walls

Exterior walls are constructed of 2" x 6" spruce studs. They are insulated with R-22 bat insulation and clad with 1" extruded polystyrene. The resulting total wall insulation value is R-27.

The standard wall height is 8 feet. Some plans incorporate 9' ceilings, vaults and coffered ceilings.

Exterior walls are carefully sealed with 6 mil polyethylene air-vapour barrier. The rim joist is sealed using spray foam insulation. In addition, great care is taken to provide a drainage plane on the exterior of the building wall to ensure that exterior moisture from rain, sleet or snow cannot enter into the wall cavity.

All homes in Hamilton woods are masonry clad. The standard choice is clay brick (builder selection). Stone may be chosen as an upgrade.

Roofs

The roofing system is framed with engineered raised heeled trusses. The use of raised or cantilevered trusses allows for a greater depth of insulation over the exterior rim plate. The result is increased energy efficiency and reduced likelihood of ice dams. In addition, raised heel trusses facilitate the installation of bricks above the windows. This provides a more attractive exterior appearance.

Trusses are sheathed with ½" spruce plywood. (no chipboard is used). Standard shingle is 25-year asphalt. Lifetime Warranty architectural shingle is available as an upgrade.

Six mil polyethylene vapour barrier and resilient channel are secured between the underside of the trusses and the ceiling drywall. Resilient channel is installed to eliminate cracks caused by truss uplift and to provide a smoother ceiling.

Windows and Doors

Gordon Tobey Developments Ltd. is proud to use Northstar® windows in our homes. Standard windows feature: white, vinyl frames, Low-e glass, and non-metallic spacer bar. Low-e glass minimizes heat loss in the winter and heat gain in the summer. The non-metallic spacer reduces heat loss at the perimeter of the glass thereby reducing condensation on the window frames during winter months. With reduced likelihood of condensation a higher level of relative humidity may be carried in the home. Higher humidity yields more comfort in winter, and reduces drying out of the house structure and furniture

Windows can be single or double hung, casement, sliders or awning - with or without mullions. A variety of colours are available as an upgrade.

Exterior doors are factory enamelled steel with vinyl clad frames. Customers may choose the desired colour at no extra cost. Patio or garden doors can be either sliding or hinged to suit the customer's preference.

Garages

All homes have a 2 car garage with a minimum area of 20' x 20'. This width is sufficient to ensure that people can disembark their vehicle inside the garage. Garages have either one or two doors. Doors are factory enamelled, insulated raised panel, steel with automatic ½ hp openers. Customers have a choice of colours. Windows can be added as an option.

The concrete floor is sloped away from the home to drain the water that falls from the car. For durability, we use thick, high strength, steel reinforced concrete with air entrainment. The floor is sawed into sections to induce cracking at the saw lines. For a stronger, slip free surface the concrete is swirl finished.

A 1/2 window exterior factory enamelled side entry door is standard in our garages. For privacy, the window can be frosted as an option. Again, customer can choose the colour. Entry to the house from the garage is standard. A drywall vapour seal exists between the house and the garage.

In No Basement homes, a storage area above the garage is included. The garage loft storage is accessible by a pull down ladder. Stairs can be added as an upgrade. With this option the garage length needs to be increased by 4'.

Soffit and Fascia

Aluminum soffit and fascia with continuous run eaves trough is standard. Multi level step fascia is included as a standard on gables. Customers may choose from a variety of colours at no extra cost

Electrical Service

The electrical service panel is 200 amp with breakers. Wiring is all copper with ample outlets in each room.

Throughout the home, a total of 8 utility outlets are included i.e. telephone, cable, and category 6. In our Hamilton Woods Development, High Speed Fibre Optic is installed to the point of the router.

Smoke/carbon monoxide detectors are included according to building code. Roughed in Central Vac is included. Additional options include pot lights, shower lights, stereo speaker wiring, eaves lighting, and security systems.

Heating, Ventilation and Air Conditioning

Our standard mechanical package includes a combo heating system, a Lifebreath 130 Energy Recovery Ventilator (ERV), air conditioning (A/C) and a natural gas fireplace.

To provide heat throughout the home, a combo system employs a natural gas heat source and an air handler. Water is heated at high efficiency before being sent to the Air Handler. At the Air Handler, heat is transferred from the water to air and then distributed to the home through a high velocity duct system. The Air Handler uses a DC motor which can reduce electrical consumption by up to 50%.

The heat source used by the combo heating system also provides hot water to the home. For ease of maintenance, the water heater is a rental unit.

The ERV provides fresh air continually to each room and controls house moisture during the heating season. It recovers energy from the exhausted air and uses it to pre-treat the incoming fresh air. All ERVs installed have a superior efficiency rating.

A/C units are computer sized for each home. For reduced electrical consumption, we install units with a superior seer rating of 15. All A/C units use environmentally friendly non ozone depleting coolant.

All natural gas fireplaces have a clean face design with no louvers. As a standard, they have a thermostatically controlled fan and electronic spark ignition. As compared to units with a standing pilot light, these units can reduce natural gas costs by up to \$150/yr. Customer has choice of fireplace façade, hearth and mantel.

A natural gas barbeque hook up is included at the rear deck or patio.

In floor heating is available as an option.

Drywall and Trim

All drywall on the main floor of the home is finished. Insulated exterior walls of the basement are drywalled but not finished. Basement finish is available as an upgrade. Garage partition walls adjacent to the house are drywalled and given one coat of compound. Drywalling and finishing the entire garage interior is an option.

All ceilings are smooth finished and painted.

Trim is oversized Colonial. Doors are 6 panel. Interior door hardware may be selected from a variety of styles and finishes. Three additional upgraded trim packages are available.

Pocket door(s) with heavy-duty hardware is a design dependant option

Paint

All interior drywall and trim are painted with top quality Dulux Lifemaster paint. A semi gloss finish is used on doors and trim. An eggshell finish is used on walls. Customers can select up to 3 wall colours. Use of additional colour(s) is considered an upgrade. Ceilings are white with a flat finish. Painting of garage is an option.

The exterior of the home is maintenance free as doorjambes are vinyl clad, brick lintels are aluminum clad and exterior doors are factory enamelled. Railings and architectural posts are vinyl, aluminum, or pressure treated.

Plumbing and Fixtures

The following plumbing fixtures are standard:

- Vanity sinks – white china, American Standard
- Toilets – white, 4.8 litre flush, American Standard
- Tubs – white, acrylic, one piece, 5' long, Longevity
- Showers – white acrylic, 36" x 52", one piece with seat, Longevity, includes sliding glass door

- Bathroom sink faucets – Moen®, Vichy series with chrome finish
- Tub/shower faucets – Moen Posi-Temp®, Vichy series with chrome finish
- Kitchen sink – Kindred, two compartment stainless steel with ledge
- Kitchen Faucets – single handle, washerless, Moen®, Sleek series with chrome finish
- Laundry Tub – single compartment with hook up for automatic washer
- Basement – submersible sump pump, sewer backflow preventer, 36” Power-Pipe® drain water heat recovery pipe
- Other – two exterior unfreeze faucets, water softener
- Dishwasher installation (note: dishwasher is supplied by homeowner)

Many options are available for plumbing and fixtures. These included faucet styles and finishes, fixture styles and colours, grab bars, tile showers, custom glass shower doors, veggie/bar sinks Water lines can be installed to the refrigerator as an upgrade.

Decks, Patios and Porches

Basement homes include a pressure treated wood deck (12’ x 14’). The standard railing includes aluminum posts and straight aluminum pickets in a variety of colours. The post and picket profiles can be changed as an upgrade.

No-Basement homes included a steel reinforced concrete slab patio (12’ x 14’).

Screened in porches, interlock patios, impressed concrete patios, cedar decking, and composite decking can be added as an upgrade. Increasing the size of the deck or patio is also an option.

Landscaping

Each lot is graded and completely sodded.

A concrete front walkway and gravel driveway are included.

Comprehensive landscaping packages are available as an option.

Allowances

Since each customer's requirements and desires vary, a dollar allowance is included in the contract for the following items:

- kitchen and bathroom cabinets and counters
- flooring materials - hardwood, laminate, ceramic, carpet, tile
- lighting fixtures - interior and exterior
- bathroom accessories
- fireplace hearth, face and mantel

Expenditures over or under allowances are itemised (charged or rebated) and reflected in the final closing cost reconciliation.

Upgrade Considerations

While the standard features included in every Tobey home are significant, there are many upgrades available for a customer's consideration. Upgrades can enhance the look of a home, add architectural flair, improve house performance, and make day to day living more comfortable.

As a custom builder, we are happy to incorporate special products or features into the design of your home. Looking for some ideas or inspiration? Have a look at some of our past projects on Houzz

<https://www.houzz.com/ideabooks/users/tobeydevelopments>