



# FIXTURES AND FINISHES

---



**CARRINGTON**  
HOMES

Specifications 2022





**THERE IS NOTHING  
STANDARD ABOUT OUR  
FIXTURES AND FINISHES.**

Fall in love with your new home!



# YOUR HOME HAS A SOLID FOUNDATION TO STAND ON

## FOUNDATION, STRUCTURE & EXTERIOR

- Engineered rim, beams and floor joists
- Exterior walls and ceilings are vapour sealed
- Limited lifetime fiberglass laminated (double layered) shingle system
- Building wrap is installed behind the wall cladding
- Damp proofing with asphalt coating is applied to the exterior surface of the foundation walls
- 9' ceilings on main and basement floors. Top floors are 8' ceilings or as per plan
- Exposed aggregate exterior concrete on driveway and front walkways
- Partial irrigation service to front landscaping area

# LIGHT AND BRIGHT

## ELECTRICAL AND LIGHTING

- LED Lighting Package
- High efficient, energy-saving LED light bulbs in all light fixtures
- Kitchen under cabinet lighting
- Motion activated lights in the kitchen pantry and primary walk-in closet
- Two or more exterior GFI weatherproof outlets
- Dimmer switches installed as per plan
- Smart garage door opener with remote
- Roughed in for future electric car charging station in the garage
- Brilliant Smart Home Control Panel in a central location
- Vacuum roughed-in
- Conduit for future solar panel system
- Exterior Soffit Plug and Switch
- Rough in for future ceiling fan on a separate switch in primary bedroom

## WINDOW AND DOORS

- All above grade windows are double pane, low-E argon filled windows
- All windows and sliding patio doors have an energy star rating
- Fiberglass insulated exterior doors and 8' garage door unless specified otherwise
- Bathrooms with windows have obscure glass for privacy





## KEEPS YOU COZY IN THE WINTER, AND COOL IN THE SUMMER

### HEATING, COOLING AND INSULATION

---

- Minimum R20 fiberglass friction fit batt style insulation
- Ceilings are insulated to a minimum R40 with loose-fill blown-in insulation
- 96% high efficiency furnace
- Heat recovery ventilator (HRV)
- Humidifier
- All ductwork to be cleaned before moving in
- Smart home thermostat with Wi-Fi capability, self-programmable with an app. It includes daily activity learning, energy consumption history, humidity monitoring or adjustments and filter status with notifications
- Central air conditioning
- Energuide label showing your homes efficiency



## ESSENTIALS INCLUDING THE KITCHEN SINK

### PLUMBING

---

- Under mount stainless steel kitchen sink with double square compartments and a chrome faucet with pull-down handle sprayer
  - Moen fixtures in the kitchen and bathrooms
  - 80 Gallon electric hot water tank
  - 1 Piece gel-coated fiberglass tub/shower combination in white with chrome fixtures
  - Non-freeze hose bibs with shut off valves for all exterior faucets
  - Waterline installed at fridge location
  - Gas stove connection
  - Gas BBQ connection on the patio
  - Roughed in 3-piece basement bathroom
  - Radon extraction system in the basement
  - Roughed in for future hot tub
-

# THE SKY'S THE LIMIT

## INTERIOR FINISHES

---

- Four interior door styles to choose from: Carrera, Riverside, Cheyenne, Colonist
- Four Wiser lever handle styles to choose from: Halifax, Montreal, Lisbon, Sydney, Milan
- 40" tall bathroom mirrors mounted on top of the countertop, length of the vanity countertops
- 60" Electric fireplace in the great room
- Bedroom, entry closets, and laundry have pre-finished metal wire shelving
- Primary closet and pantry have pre-finished white melamine shelving
- Choose from a wide selection of colours and style options in luxury vinyl plank flooring throughout the kitchen, dinette, linen closet, great room, den, dining room and hallways (if applicable)
- Subway tile backsplash in the kitchen
- Ceramic floor tile in the laundry room, ensuite and full bathrooms
- Advanced wear and stain protection carpet with 35 oz weight and 8lb underpad
- Spindle railing installed at stairwells (if applicable)
- Flat profile baseboards and casing

## PAINT

---

- 1 prime coat, 2 finish coats of low luster, low VOC, eggshell latex paint on the walls
- All trim is painted with 70% sheen premium, low VOC semi-gloss latex paint
- Mechanical/storage room floor painted with floor enamel paint in grey
- Steel insulated 8' garage overhead door that is painted to match the siding, metal or a third approved colour
- Exterior doors and cladding materials painted as per builder documents







## CABINETRY AND COUNTERTOPS

---

- 40" Upper cabinets throughout the kitchen
- Two pots and pans drawers in the kitchen
- Quartz countertops in tier 1 in the kitchen, main and second floor bathrooms with under-mount sinks
- Textured melamine cabinets
- Laminate countertops in laundry rooms and pantry
- Soft-close cabinet doors and drawers

## APPLIANCES

---

- Samsung stainless steel finish appliances
  - » 28 cu ft French door refrigerator with twin cooling plus, wi-fi connectivity and ice/water dispenser on door
  - » 6.3 cu ft Electric ceran top slide in range with convection oven, wi-fi connectivity and smart voice control
  - » 24" Dishwasher with 3rd rack, storm wash, auto cycle, and integrated top controls
  - » 30" Chimney hood fan with 600 cfm fan
  - » 5.2 cu ft Energy star rated front loading washer
  - » 7.5 cu ft Front loading dryer with advanced moisture drying sensor
  - » 1.9 cu ft microwave with moisture sensor

## TECHNOLOGY

---

- Smart garage door opener with remote
- Communicating keyless entry deadbolt
- Video doorbell at the front door
- Smart home thermostat
- Decora outlets complete with USB charging ports in the kitchen and master bedroom
- Brilliant Smart Home Control Panel with all-in-one app, voice, motion or panel control



# REST ASSURED

## WARRANTY

---

- British Columbia New Home Warranty
  - 1 year – covers defects in materials and labour
  - 2 year – covers defects in materials, labour related to delivery and distribution systems (electrical, plumbing, heating systems and air conditioning)
  - 5 year – covers defects in the building envelope resulting in water penetration
  - 10 year – covers structural integrity

## SAFETY

---

- Child protection sensors on the garage door
- Interconnected smoke detectors
- Carbon monoxide detectors



liveatcarrington.ca // 250.717.8000