



# FIXTURES AND FINISHES

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CARRINGTON  
HOMES

Specifications 2020





**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 or greater on all floors
- Exposed aggregate exterior concrete driveway, sidewalk, steps, patio (if applicable)

# LIGHT AND BRIGHT

## ELECTRICAL AND LIGHTING

- Lighting allowance (if applicable)
- Kitchen, great room, hallway, and foyer includes surface mount LED pot light package
- High efficient, energy-saving LED light bulbs in all light fixtures
- Kitchen under cabinet lighting
- Two or more exterior GFI weatherproof outlets
- Recessed pot lights in the first floor soffits
- TV and data outlets located in the living room, den and master bedroom (if applicable)
- Wi-Fi garage door opener with two remotes
- Wireless access point in central location (not including WAP device)
- Vacuum roughed-in
- Security keypad roughed-in at garage entry

## 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 garage door unless specified otherwise





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

### HEATING, COOLING AND INSULATION

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- Minimum R20 fiberglass friction fit batt style insulation
- Ceilings are insulated to a minimum R40 with loose-fill blown-in insulation
- 95% high efficiency furnace system
- 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

- Kitchen sink is a composite, double compartment sink with a 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

# THE SKY'S THE LIMIT

## INTERIOR FINISHES

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- Five interior door styles to choose from: Carrera, Riverside, Cheyenne, Colonist, Lincoln
- Five Wiser lever handle styles to choose from: Halifax, Montreal, Lisbon, Sydney, Milan
- 36" tall bathroom mirrors mounted on top of the countertop, length of the vanity countertops
- 50" Electric fireplace in the Great Room
- Bedroom, entry closets, linen closet, and laundry have pre-finished metal wire shelving
- Master closet and pantry have pre-finished white melamine shelving
- 5" Engineered hardwood flooring in the kitchen, dinette, great room, den, dining room and hallway (if applicable)
- Ceramic tile flooring in the foyer, rear entry, laundry, and all bathrooms
- Subway tile backsplash in the kitchen
- Advanced wear and stain protection carpet with 35 oz weight and 8lb underpad
- Tile around Great Room electric fireplace
- Luxury vinyl tile in all basement areas excluding bedrooms
- Spindle railing installed at stairwells (if applicable)
- Flat profile baseboards and casing







## PAINT

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- 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 Cloverdale porch and floor enamel paint in grey
- Steel insulated 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

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- 40" upper cabinets throughout the kitchen
- Two pots and pans drawers located as per plan
- Quartz countertops in tier 1 in the kitchen, main and second floor bathrooms with under-mount sinks
- Maple stained, veneer or thermofoil cabinets in builder standard selections

## APPLIANCES

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- Samsung stainless steel finish appliances
- 25 CU FT refrigerator with external water dispenser and bottom freezer with ice maker
- 5-burner ceran top range with oven and quick-steam-clean feature
- Dishwasher
- Chimney hood fan
- Energy star front loading washer in white
- Front loading dryer with advanced moisture drying sensor in white

## TECHNOLOGY

- Wi-Fi garage door opener with two remotes
- 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
- Wireless access point rough in



# REST ASSURED

## WARRANTY

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- 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

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



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