



Hamilton Custom Homes

Hamilton Custom Homes Specifications

Foundation & Basement

- Footings minimum 6" x 18"
- Foundation walls minimum 8" poured concrete
- Drainage system around outside perimeter & connected to sump pump
- 6 mil plastic vapour barrier under 3" minimum concrete basement floor
- Steel beams with adjustable steel posts
- Exterior basement walls waterproofed by Code Blue Waterproofing or
- **Extra high basement to 8'- 10" high from footing (standard)**

Framing

- **2" x 6" exterior walls**
- **Engineered floor joists**
- 5/8" T & G spruce plywood subfloor glued and nailed
- Engineered roof trusses on 24" centers
- All interior load bearing walls to be 2" x 6", all others 2" x 4", on 16" centers

Insulation

- **R25 exterior walls main floor (R20 + JM Board or equivalent giving R 25)**
- **R17 minimum frost walls in basement**
- **R50 in ceilings**
- 6 mil poly vapour barrier
- Insulated exterior doors
- Low 'E' argon double glazed windows

Electrical

- 100 amp electrical service
- All copper wiring
- Smoke alarms with CO₂ on all levels (main floor and basement)
- Cable and telephone rough-ins throughout (maximum 5)
- Outside electrical outlet front and back
- Garage outlets for door openers, etc.

Plumbing

- All white fixtures
- Separate shower and Jacuzzi in master bathroom
- Moen chrome finished single lever faucets on all sinks and tubs
- Connections for washer and dryer
- Rough-in plumbing and electrical for dishwasher
- 6 litre flush toilets in bathrooms
- Stainless steel sink in kitchen with Moen single lever pull out faucet
- Beveled edge mirrors in all bathrooms

Exterior

- Shouldice stone front elevation with keystones and tapestry over garage doors or soldier coarse
- **Maintenance free vinyl windows (coloured)**
- Coloured Low 'E' argon energy star upgraded windows
- Horizontal sliders in basement windows
- Screens installed on all windows
- Pre-finished, maintenance free vinyl siding
- Pre-finished, maintenance free aluminum soffit, fascia and eavestroughing
- **30 year architectural shingles**
- Insulated carriage style garage doors
- Fiberglass front door with sidelights and toplight

Interior

- **Provincial style interior doors all hinged even closets**
- **Sliding glass doors on main entrance closet**
- **Antique brass door knobs and hinges throughout except for exterior door hinges**
- **Colonial style trims and moldings (2 ¾ trims and 7 ¼ base boards with window sills on main floor)**
- Vinyl coated wire shelving in closets
- Hardwood flooring (4" maple) and ceramic tile
- Hardwood railings with steel spindles on main level
- **Quality cabinets and countertops in kitchen and bathrooms, with upgrades and can be upgraded**
- **Recessed pot lighting in kitchen (9)**
- Knockdown textured ceilings in main rooms
- ½" drywall with rounded corners throughout
- **9' ceilings throughout main floor, 8' second floor**
- **Cove ceilings where applicable**

Heating & Ventilation

- 95% High efficiency 2 stage gas forced air furnace
- High efficiency gas hot water tank (rental)
- Central air conditioning
- Heat recovery ventilation system (HRV) with separate duct work to kitchen, bathrooms and laundry room with separate switches

Warranties

- Full 1 year warranty as outlined by Tarion Ontario New Home Warranty Program
- Limited 2 year warranty as outlined by Tarion Ontario New Home Warranty Program
- 7 year major structural warranty as outlined by Tarion Ontario New Home Warranty Program
- Limited lifetime warranty on foundation coating provided by Advance Coatings

Note: All the above specifications can change without notice and should be verified by build