

Standard house construction by Sleepy Cove Developments includes:

Foundation & Structure

1. Insulated 8" exterior concrete walls finished to drywall on inside
2. Finished concrete floor
3. "Unfinished" basement includes:
 - a. load bearing walls framed
 - b. rough in bathroom
 - c. basic heating and lighting for each subsection; electric plugs installed on exterior walls
4. Walls 2 x 6 - Fire blocked at interior and exterior at 4 foot centres
5. Joists Fire blocked at 4 foot centres

Insulation

1. Exterior walls R- 20 Batt insulation in voids and 1" EPS on exterior and wrapped in Tyvek
2. Attic - R50
3. Blue skin at door/window openings and foam and caulking to weather tight after installing windows/doors.

Electrical-Mechanical

1. 200 amp Electrical Service
2. Baseboard heating, Digital Thermostats
3. Prewired for phone and data in all bedrooms and in 2 locations per living/family rooms
4. Fans in all bathrooms with coverage of 50 CFM, at 1.1 sones (low noise level)
5. Decor light switches and electrical receptacles
6. Lighting
 - a. Pot lights along kitchen counter
 - b. Speciality lighting in dining area, bathrooms, and master bedroom.
 - c. Standard overhead lighting in all other rooms
 - d. Exterior light fixture at all entrance doors.
7. HRV/Air Exchange System complete with controls and timers
8. Two weatherproof exterior outlets connected to a safety ground fault circuit

Plumbing

1. Plumbing: Delta rough-in valves
2. Double stainless steel sink for kitchen
3. Faucets
 - i. Delta brand name or comparable - lifetime warranty
 - ii. Chrome (or comparable) finish
 - iii. lever with spray for kitchen
4. Water line to refrigerator
5. Laundry hook-ups
6. 2 frost free exterior hose bibs - near front and at rear

Standard house construction by Sleepy Cove Developments includes:

7. 50 gallon water heater with 6 year warranty
8. Water meter, as required on new residential construction in City of Corner Brook

Exterior Finishes

1. Vinyl siding
 - a. Dark or bright colours, as per supplier availability.
 - b. Soffit, fascia, eaves trough, and corner trim included- white/tan or colour matched corner trim.

2. Steel Doors
 - a. Front: Choice of factory painted or a selection of ½ glass kits, and 1 sidelight
 - b. Patio: White with full plain glass
 - c. Side/Basement Exits: White full door

3. Windows
 - a. LowE Argon
 - b. 3 1/2" J trim
 - c. Single hung or Casement, including grill on front windows
 - d. At Kohler Select series or equivalent quality

4. Roof
 - a. Engineered, manufactured roof trusses
 - b. Sheathing - Durastrand -5/8 tongue and groove
 - c. Shingles – Architectural ex. IKO Cambridge

5. Entrance steps and landing, back deck (12' x 12') - pressure treated lumber.

Interior Finishes

1. Trim
 - a. Baseboard - 5 inch
 - b. Window/Door Trim - 3 1/2 inch

2. Interior doors
 - a. A selection of panelled doors
 - b. Door hardware - Lifetime warranty at satin nickel or comparable finishes

3. Flooring
 - a. Living Zone and main floor hallways
 - i. Hardwood - 3 1/4" x 3/4" Pacific/Select Grade, Hard Maple (or comparable) or Engineered Hardwood



Standard house construction by Sleepy Cove Developments includes:

- ii. If second floor, stairs wood treads.
 - iii. If second floor, hardwood in 2nd floor hallway.
 - b. Bath, Entrances
 - i. High quality fibre floor with 15-20 mil wear.
 - c. Kitchens with open concept living should be same as hardwood in living zone but can transition to fibre floor, if preferred.
 - d. Bedrooms/Basement (including stairs to basement, bedroom closets)
 - i. Carpet at minimum 32-40 oz, nylon, with a 7 lb underlay
 - ii. Or laminate flooring, as per customer preference.
- 4. Kitchen:
 - a. Birch/Maple or painted MDF kitchen cabinetry
 - b. Laminate countertops
- 5. Bathrooms:
 - a. Vanity/Sink
 - i. 36 inch solid wood cabinet with granite counter for main/master baths
 - ii. pedestal sink for powder rooms
 - b. Bathtub/shower - 1 piece kit
 - c. Toilet - American Standard or comparable quality

Garage, as per house plan

- 1. Insulated with vapour and air barrier, drywall or plywood on exterior walls and ceiling.
- 2. Standard garage door at 9' x 7'
- 3. Fluorescent Lighting
- 4. Baseboard heating and electric receptacles
- 5. Steel door, self-closing to living space, if applicable to house plan

General

- 6. House plan
- 7. Building permit
- 8. Final clean up of house
- 9. Atlantic Home Warranty - 7 year (www.ahwp.org)

These standards were created so customers can understand the level of quality and finish detail included in the construction price. These standards are subject to change as per availability, cost, and changes in house design. As with any new home construction, a wide variety of upgrades are available to customize your home to your interests and needs.