


eQ INCOME HOMES PRIMARY DWELLING


SPECIAL FEATURES & SPECIFICATIONS

2025

Gourmet Kitchens - the heart of your home

- Quartz countertops from standard selections complete with double bowl stainless steel undermount sink
- Chrome single handle high arc pulldown MOEN faucet
- Designer cabinets featuring your choice of style and color from builder's samples
- 39" upper cabinets
- One (1) four-drawer unit
- Soft close hardware on all drawers and doors (except pie cut corner cabinets)
- Ceramic backsplash from the countertop to the bottom of upper cabinets
- Stainless steel OTR microwave hood fan in certain models (as per plan)
- Stainless steel kitchen hood fan (as per plan)
- Microwave shelf with plug on separate circuit (as per plan)
- LED pot lights (as per plan)  GREEN FEATURE
- USB plug
- Opening and rough-in for future dishwasher


Spa-Inspired Bathrooms - a relaxing retreat

- Quartz countertops from standard selections complete with square undermount sink
- Designer vanity cabinets featuring your choice of style and color from builder's samples
- Soft close hardware on all drawers and doors
- White acrylic bathtub and soaker tub
- Pressure balance regulators on all shower heads
- Ceramic tile surround on walls to ceiling at main bathtub and shower enclosure
- Ceramic tile on tub deck and 16" on walls surrounding soaker tub (as per plan)
- Acrylic shower base with ceramic wall tile and clear glass door (as per plan)
- All ceramic shower on certain models (as per plan)
- Low flush water-saver toilets  GREEN FEATURE
- Glass mirror above vanities
- Square undermount sink in all bathroom vanities
- Coordinating chrome bathroom accessories
- Privacy lock on all bathrooms



Flooring - step into beauty

- 3 1/8" wide 3/4" thick engineered prefinished oak hardwood flooring in living room, dining room, family room, den and hall from builder's samples (as per plan)
- 40 oz. quality broadloom or berber carpet with chipfoam underpad on stairs, upper hall, upper loft, computer nook and all bedrooms (as per plan). Colour choice from builder's samples.
- Ceramic tile flooring in foyer, bathrooms, powder room, kitchen and sunroom from builder's samples (as per plan)

eQ Smarthome - convenience and comfort

- Ecobee smart thermostat  GREEN FEATURE
- Ring Video Doorbell Pro at front door
- Three (3) Lutron smart wall dimmers
- One (1) plug-in lamp dimmer
- Smart bridge
- Installation / training for smart bridge and lighting by a Lutron representative

Interior Finishing - it's in the details

- Closet shelves and metal rods (as per plan)
- Linen closet with 5 shelves (as per plan)
- Colonial trim package includes 3 7/8" baseboard and 2 3/4" casing
- Solid oak modern style handrail and railing with 3" beveled top newel posts and square spindles with a choice of stain from builder's samples
- Galvanized drain pan for washing machine when located on second floor
- 9-foot ceilings on main floor (as per plan)
- Brushed chrome interior door hardware and lever style handles
- Brushed nickel metal floor registers
- Smooth ceilings throughout
- Walls painted matte finish with low VOC paint  GREEN FEATURE
- Wood trim and doors painted semi-gloss with low VOC paint  GREEN FEATURE
- Natural gas fireplace with electronic ignition and trim kit (as per plan). Blower, mantle and surround (optional).
- Privacy lock on primary bedroom

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Plumbing - beauty and function

- Polished chrome single lever, washerless faucets and shower control (excluding laundry)
- Water line shut off valves at all sink faucets
- Rough-in for washing machine
- Rough-in for future dishwasher
- 3-piece plumbing rough-in for future basement bathroom including exhaust fan rough-in (as per plan)
- Laundry tub with pivoting spout faucet (as per plan)
- Exterior frost-free hose bib at front and rear (as per plan)
- Pex-type water line piping

Exterior - your first impression

- Poured concrete front porch with broom finish
- Architectural stone / brick (as per plan)
- Metal siding (as per plan)
- Composite siding products (as per plan)
- Vented soffit and fascia (as per plan)
- Limited lifetime self-sealing fiberglass shingles
- Steel drip edge at eaves
- Quality vinyl casement windows, with double glazed thermal glass (Low-E-Argon) and screens on all operating sections (as per plan)
- Double glazed vinyl sliding patio door with sliding screen (as per plan)
- Slider windows in basement (as per plan)
- Insulated front entry door (with sidelight panels as per elevation)
- Insulated entry door from garage to house
- Brushed chrome grip set and deadbolt on front entry door
- Minimum 7' high raised panel steel sectional overhead garage door (as per plan)

Landscaping - your outdoor oasis


- Landscaped in accordance with City-approved plans prepared by landscape architect
- Architecturally designed streetscapes (as per landscape plan)
- Fully sodded lots, front, sides and rear (as per landscape plan)

- Patio stone walkway from driveway to front door as required
- Pressure treated exterior decks (as per plan)
- Paved asphalt driveway

Framing - your home has good bones

- Pre-engineered floor joist system
- Prefabricated engineered roof truss system
- Exterior walls 2" x 6" studs complete with 7/16" OSB sheathing
- Weather resistant 3/4" tongue and groove OSB subfloor sheathing, glued, screwed and sanded
- Fibrerock underlay for ceramic flooring
- Water resistant drywall at bathtub and shower enclosure
- 7/16" OSB roof sheathing with H-clips
- Garage ceiling and interior walls adjoined to living space drywalled and taped with one coat of compound

Electrical - you're powered up

- Smoke and CO detectors connected to electrical supply as per Building Code
- Door chime for front and side door
- LED bulbs in all compatible fixtures  GREEN FEATURE
- Over vanity light fixture in all bathrooms
- Ceiling fixture in all bedrooms
- Ceiling fixture in dining room (as per plan)
- Heavy duty outlets for stove and clothes dryer
- Electrical outlet in basement (at panel)
- Exterior lights at entrance doors
- Exterior water-protected electrical outlet at front and rear entry
- Electrical outlet(s) in garage ceiling for future garage door opener
- Electrical outlet(s) in garage at rear wall for each vehicle bay
- White Decora style switches and outlets
- Central vacuum rough-in
- Three (3) telephone outlets and one (1) cable outlet (see eQ Design Studio representative for details)






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- 2" PVC conduit from basement to attic
- Breaker panel sized to meet OBC requirements

Mechanical & Heating - all-year comfort

- Dryer, range hood and bathroom fans all vent to outside
- ENERGY STAR® certified Wi-Fi smart thermostat 
- ENERGY STAR® certified high efficiency natural gas furnace with ECM motor 
- ENERGY STAR® certified HRV 
- Central air conditioner
- Rental condensing tankless hot water heater with recirculating line 
- BBQ gas line rough-in complete with quick connect
- Sealed heating ductwork
- All ducts cleaned prior to occupancy
- Drain water heat recovery unit(s) 
- eQuinelle only - Sealed sump pit with sealed sump pump (as per grading)
- Passive radon mitigation pipe

Structure - a solid foundation

- Poured concrete foundation walls on poured concrete footings
- Poured concrete basement floor with trowel finish
- Poured concrete garage floor with broom finish
- Approved drainage system on exterior foundation walls
- Perimeter drainage system
- Cement parging to exposed concrete foundation walls

Energy Saving Features - nurturing nature

- Exterior walls insulated to R22 (batt)
- House attic insulated to R60 (blown)
- eQ Better Basement: R12 expanded rigid foam formed with concrete wall, 2" x 4" frost wall at 24" o.c., R12 fiberglass batt insulation, 6 mil polyethylene vapor barrier, 1/2" drywall taped with 1 coat and electrical rough-ins
- Garage ceilings insulated to R32 (where heated space above)
- 6 mil polyethylene vapor barrier over all batt insulation
- Spray foam insulation around all windows and doors
- Weather stripping at all entry doors
- Quality air barrier house wrap
- Spray foam at basement rim joists


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SECONDARY DWELLING UNIT “INCOME SUITE”


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- Designer cabinets featuring your choice of style and color from builder's samples
- 36" upper cabinets
- One (1) four-drawer unit
- Soft close hardware on all drawers and doors (except pie cut corner cabinets)
- Ceramic backsplash from the countertop to the bottom of upper cabinets
- Stainless steel OTR microwave hood fan (as per plan)
- LED pot lights (as per plan)  GREEN FEATURE
- USB plug
- Opening and rough-in for future dishwasher


Spa-Inspired Bathrooms - a relaxing retreat

- Quartz countertops from standard selections complete with square undermount sink
- Designer vanity cabinets featuring your choice of style and color from builder's samples
- Soft close hardware on all drawers and doors
- White acrylic bathtub
- Pressure balance regulators on all shower heads
- Ceramic tile surround on walls to ceiling at main bathtub
- Low flush water-saver toilets  GREEN FEATURE
- Glass mirror above vanities
- Square undermount sink in all bathroom vanities
- Over vanity light fixtures
- Coordinating chrome bathroom accessories
- Privacy lock on all bathrooms



Flooring - step into beauty

- Commercial grade carpet on stairs to Secondary Dwelling Unit
- Vinyl plank flooring in living room, kitchen/dining room, bedrooms and hallways from builder samples (as per plan)
- Ceramic tile flooring in bathroom and laundry room from builder's samples (as per plan)

eQ Smarthome - convenience and comfort

- Ecobee smart thermostat  GREEN FEATURE
- Ring Video Doorbell Pro at front door
- Three (3) Lutron smart wall dimmers
- One (1) plug-in lamp dimmer
- Smart bridge
- Installation / training for smart bridge and lighting by a Lutron representative

Interior Finishing - it's in the details

- 8'-10" poured foundation wall height (as per plan)
- Colonial trim package includes 3 7/8" baseboard and 2 3/4" casing
- Solid oak modern style handrail and railing with 3" beveled top newel posts and square spindles with a choice of stain from builder's samples
- Closet shelves and metal rods (as per plan)
- Linen closet with 5 shelves (as per plan)
- Brushed chrome interior door hardware and lever style handles
- Brushed nickel metal floor registers
- Smooth ceilings throughout
- Walls painted matte finish with low VOC paint  GREEN FEATURE
- Wood trim and doors painted semi-gloss with low VOC paint  GREEN FEATURE
- Privacy lock on primary bedroom

Plumbing - beauty and function

- Polished chrome single lever, washerless faucets and shower control (excluding laundry)
- Water line shut off valves at all sink faucets
- Rough-in for washing machine
- Rough-in for future dishwasher
- Laundry tub with pivoting spout faucet (as per plan)
- Pex-type water line piping

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Exterior - your first impression

- Poured concrete entry porch with broom finish (as per plan)
- Slider windows in basement (as per plan)
- Insulated entry door (as per plan)
- Brushed chrome grip set and deadbolt on entry door


Landscaping - your outdoor oasis

- Landscaped in accordance with City-approved plans prepared by landscape architect
- Architecturally designed streetscapes (as per landscape plan)
- Fully sodded lots, front, sides and rear (as per landscape plan)
- Patio stone walkway from driveway to entry door as required
- Pressure treated exterior deck (as per plan)
- Paved asphalt driveway

Framing - your home has good bones






- Pre-engineered floor joist system
- Weather resistant 3/4” tongue and groove OSB subfloor sheathing, glued, screwed and sanded
- Fibrerock underlay for ceramic flooring
- Water resistant drywall at bathtub and shower enclosure
- Exterior walls 2” x 6” studs complete with 7/16” OSB sheathing
- Garage ceiling and interior walls adjoined to living space drywalled and taped with one coat of compound

Electrical - you're powered up

- Smoke and CO detectors connected to electrical supply as per Building Code
- Door chime at entry door
- **LED bulbs in all compatible fixtures**  GREEN FEATURE
- Over vanity light fixture in all bathrooms
- Ceiling fixture in all bedrooms
- Flush mount light fixture in kitchen/dining room and living room
- Heavy duty outlets for stove and clothes dryer

- Electrical outlet in basement (at panel)
- Exterior light at entrance door
- Exterior water-protected electrical outlet at entry door
- Electrical outlet(s) in garage ceiling for future garage door opener
- Electrical outlet(s) in garage at rear wall for each vehicle bay
- White Decora style switches and outlets
- Central vacuum rough-in
- One (1) telephone outlet and one (1) cable outlet (see eQ Design Studio representative for details)
- 2” PVC conduit from basement to attic
- 200 amp service with breaker panel sized to meet OBC requirements

Mechanical & Heating - all-year comfort

- Dryer, range hood and bathroom fans all vent to outside
- **ENERGY STAR® certified Wi-Fi smart thermostat**  GREEN FEATURE
- **ENERGY STAR® certified high efficiency natural gas furnace with ECM motor**  GREEN FEATURE
- **ENERGY STAR® certified HRV**  GREEN FEATURE
- Central air conditioner
- **Rental condensing tankless hot water heater**  GREEN FEATURE
- Sealed heating ductwork
- All ducts cleaned prior to occupancy
- **Drain water heat recovery unit(s)**  GREEN FEATURE
- eQuinelle only - Sealed sump pit with sealed sump pump (as per grading)
- Passive radon mitigation pipe
- Common services and utilities for Primary Dwelling and Secondary Dwelling Unit¹

Structure - a solid foundation

- Poured concrete foundation walls on poured concrete footings
- Poured concrete basement floor with trowel finish
- Poured concrete garage floor with broom finish
- Approved drainage system on exterior foundation walls
- Perimeter drainage system
- Cement parging to exposed concrete foundation walls

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Energy Saving Features - nurturing nature GREEN FEATURE

- eQ Better Basement: R12 expanded rigid foam formed with concrete wall, 2” x 4” frost wall at 24” o.c., R12 fiberglass batt insulation, 6 mil polyethylene vapor barrier, 1/2” drywall taped with 1 coat and electrical rough-ins
- Spray foam insulation around all windows and doors
- Weather stripping at all entry doors
- Spray foam at basement rim joists