

# The Greenmark Homes Difference

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All homes are not created equal, and a Greenmark home sets itself apart from other homes by its attention to detail and insistence on quality workmanship and materials at every stage of construction.

When comparing a Greenmark home with a home built by another builder, it helps to compare the many features and benefits that go into every Greenmark home.

- All specifications meet or exceed the national and provincial building codes
- Greenmark homes are sold with a one-year comprehensive Builder's Warranty covering defects in materials and workmanship
- Registered builder with the Ontario New Home Warranty Program (TARION)
- Registered Ontario Energy Star Builder
- Member of the Canada (CHBA) and Ontario (OHBA) Home Builders Association.
- Member of the Greater Ottawa Home Builders Association
- Member of the Values That Matter American Plan Group

## Elegant interior details

It's the little things that make a difference in a Greenmark home. Interior trim, mouldings, railings and balusters, built-in areas that create a focal point, these are the things that add character and charm to interior spaces.

## Features include:

- 9 foot main floor ceilings
- Decorative trim throughout
- Hinged swing doors at closets as per drawing
- Choice of contemporary interior door hardware
- Solid oak handrails and banisters with solid oak spindles
- Sprayed textured ceilings throughout (except in kitchen, laundry room and bathroom)
- Oak mantel with marble tile surround and hearth at fireplace
- Standard oak hardwood flooring in laundry, all baths and entry
- 100% nylon 18oz, carpet with wear-dated warranty
- Quality high density 9mm underpad
- Hardwood flooring in living, dining and kitchen-eating area
- French door to study, where applicable

## Stronger construction

- Exterior walls: 2" x 6" studs on 16" centers. 7/16" oriented strand board (OSB) sheathing
- Subfloor: 3/4" T&G plywood subfloor on first floor, 5/8" OSB on second floor, nailed, sanded and screwed for greater strength and rigidity



## Hearthwarming design

The Greenmark difference begins with the design of the house itself. Using traditional styles such as Craftsman and Colonial, Greenmark creates a streetscape you can instantly fall in love with, and enjoy with pride each time your return home. The beautiful interiors are designed to be efficient and functional, with spaces designed for the way you and your family live today.

## Low maintenance exteriors for years of worry free living

A home is not much fun if you spend all your time and energy keeping it up. Greenmark homes are designed for low-maintenance and years of worry-free living.

## Features include:

- Clay brick as per plan
- Maintenance free vinyl siding
- Maintenance free all aluminum soffits, fascia
- Maintenance free Energy Star low E argon vinyl casement windows
- Choice of grills for windows on front of house
- Lifetime custom self-sealing asphalt shingles
- Custom tapered column posts as per plans
- Front porches poured concrete with non-slip broom finish

## Luxurious baths

Feel like pampering yourself? Just relax in the luxury and privacy of your bath and let the worries of the world wash away.



### Features include:

- Ceramic tile around bath and showers with decorative boarder and inserts
- Dens Shield waterproof membrane behind ceramic wall tile.
- Ceramic wall mount soap dishes, paper holders and towel bars
- Vanity size mirrors
- Valence lighting above mirrors
- Single lever efficiency faucets
- Scald guard water valves in shower head faucets
- High capacity exhaust fan, vented to outside

## Family-oriented kitchens

Kitchens today are far more than a space for preparing meals and doing dishes. They are often the social centre of the home.

Greenmark kitchens are designed as open, efficient spaces for easy entertaining and family interaction.

### Features include:

- Custom Cabinets with solid oak doors
- Microwave shelf
- Post-formed Formica counter tops
- Double stainless steel sink
- Single lever faucet with vegetable spray

## Energy efficiency for your comfort and savings

The cost of energy has never been higher and has risen dramatically over the last few years. Every Greenmark home is designed to provide maximum comfort year round while saving you money on your energy bill.

### Features include:

- High efficiency forced air / gas furnace with fresh air intake
- Ducting system in place for future central air conditioning
- High efficiency hot water heater (rental)
- All windows and doors fully chaulked at contact points
- Exterior wall: 2" x 6" walls with R22 batt insulation
- Ceilings: R-50 blown fiberglass insulation at roof
- Basement: R-12 to basement cement floor

## Finished landscaping so you feel at home as soon as you move in

A home should relate to its site and the landscape around it. By including landscaping, natural lighting and indoor-outdoor living areas such as solariums, decks and covered entrances as an integral part of every plan, Greenmark expands the scope of livability of the home -- bringing the aroma, light and beauty of nature inside.

### Features include:

- Decks and covered porches as per floor plan to extend your living space outdoors
- 400 yards of sod
- A minimum of 5 trees in yard on selected lots (see sales staff for details)
- Photo electric sensor lawn lamp in front lawn
- Precast slab walkway to front door

## Wired for the future

To provide light, communication and power where you need it, every Greenmark home comes with the following wiring:

- 100 amp electrical service with
- 32 circuit breaker panel
- Copper wiring throughout, with heavy duty cable and outlets for stove and dryer.
- Dryer vented to outside
- Ceiling light fixtures in all bedrooms, family room, study, eating area, kitchen work area and above the kitchen sink.
- Dinning room ceiling outlet is capped.
- Smoke detectors on all levels
- Exterior light fixtures at exterior doors.
- Rough-in for Cat5 internet, 5 telephone and three RG6 cable outlets
- Rough-in for central vacuum system
- High capacity exhaust fan over stove area - vented to exterior
- Separate circuits for small appliances, refrigerator and microwave

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