



SCHEDULE "A" - STANDARD SPECIFICATIONS & FINISHES

SITE WORK

- Excavate for foundation, backfill and rough grade
- Install sanitary sewer, water line and hydro service inside lot line.
- Front, sides and back yard sodded in full. Home owner to maintain watering.

DRIVEWAY & WALKWAY

- **Driveway Stone (Handy Paver or Covington One Size)** Driveway, Front Walkway and Steps as required
- **Regular or Stamped Concrete** – Quotes as requested

FOUNDATION

- **Extra Tall Walls** – Basement Floor to Ceiling finishes **8'-4"**
- 9 inch foundation walls, poured concrete as per plans
- Foundation exterior walls tar sprayed and wrapped with Platon drainage membrane
- Weeping tile with filter cloth, laid in stone around exterior of footings attached to sump pit and pump
- Poured concrete basement floor, garage floor and front porch as per plans.

FRAMING

- Main Floor 9ft ceilings, Second Floor 8ft ceilings
- Exterior walls framed with **2x6 studs**, 16 O/C covered with 7/16 Oriented Strand Board (OSB) sheathing and Tyvek Homewrap.
- Interior walls framed with 2x4 studs, 16 O/C or as per plans
- Sub floor **3/4" Point Six Engineered OSB glued and screwed**
- Roof truss covered in 7/16 Oriented Strand Board (OSB) sheets
- All structural steel as per size designed for load requirements.

ROOFING

- **Limited Lifetime Architectural Shingle** – colour selection by customer
- Ice/water protector in valleys and roof edges
- Drip Edge where needed
- Roof vents as per plans

MASONRY

- **Clay Brick** as per plan – (General Shale, Hanson or equivalent)
- **Stone Work** as per plan (Arriscraft or equivalent)
- One piece Stone sills at windows and doors as per plans.
- Club corners, Soldier course and boarders as per plans

SIDING & ALUMINIUM

- Vinyl siding as per plans in standard colours
- Continuous venting aluminium soffit, fascia and eavestroughs, and downspouts
- Boarders & Details as per plan

STUCCO (as per plan)

- Stucco as per plan
- Colour to be selected as needed
- Boarders & Details as per plan

WINDOWS & DOORS

- **Coloured windows** (Black, White, Sable, Taupe)
- Insulated Steel slab entry man doors
- 6ft sliding patio door as per plans

GARAGE DOOR

- **Insulated** Series Standard raised panel garage doors in Standard Colours
- Windows and Openers quote upon request
- Door Openers to be Priced as needed

HEATING & COOLING

- **Amana** – Furnace 60,000 to 80,000 btu, **96% efficient**, multi speed ECM motor, stainless steel heat exchanger & secondary heat exchanger – **10 year Limited warranty**
- **Amana** - Air Conditioner 13 SEER R410A– **10 year Limited warranty**
- **Majestic or Equivalent** - 36 inch Gas Fireplace with fan kit
- **Gas lines** – Stove line included (additional gas lines to be quoted)
- **Life Breath** – HRV - Heat Recovery Ventilator **74% Efficiency** – Simplified

ELECTRICAL

- 100amp service with breaker panel. Location as per plans (200amp add \$650+HST)
- All wiring as per electrical code at time of permit
- Copper wiring and tamper proof receptacles
- Two water proof exterior electrical outlets with ground fault detector
- Wiring for Electric & Gas stove in kitchen
- Standard Door chime
- Low voltage wiring for future garage door openers and sensors included
- Location of plugs and switches as per electrical code

LIGHTING & POT LIGHTS

- **Lighting Allowance - \$1000.00 HST Included (No Credits)**
- **QTY 20 – 4 inch LED Lotus Potlights Included (\$150+HST for Extra Potlights)**

PLUMBING

- **Moen or Equivalent Faucets Included. (Moen Method)**
- **Contact Toilets – Low Flow Energy Efficient**
- **Basement**
 - Rough-in only for 3-piece bath (unfinished)
 - Floor drain c/w furnace drain
 - Two lawn services c/w vacuum breakers
 - Hook up water only to power vented hot water tank
 - Submersible sump pump c/w check valve
 - ¾" Watts regulator mixing valve installed as per plumbing code
- Pex Potable water system
- Hot Water Tank heater – Reliance Rental – Rheem RHE50 **.80 Energy Rating**

INSULATION & DRYWALL

- Exterior walls **R22** batt insulation (2x6 walls)
- Attic ceilings blown in insulation to **R60**
- Basement walls **R20** blanket wrap insulation
- Exposed Floor Joists – **R31 Spray Foam**
- Orange Peel textured ceilings all rooms
- Garage drywalled with one coat of taping compound

TRIM, DOORS & HARDWARE

- **3-1/2 inch** MDF Flat Stock Casing or Equivalent
- **5-1/2 inch** MDF Flat Stock Trim or Equivalent
- **2 Panel smooth or Same Price** - Hollow core interior doors
- **Weiser or Similar** - Door hardware
- **Fireplace/Millwork Labour & Material Allowance - \$1000.00 HST Included**
- Deadbolt on all exterior doors
- Vinyl Wire shelving, 1 row in bedroom closets, Qty 4 - 12 inch shelves in linen & pantry

STAIR & RAIL

- Stain Grade Poplar Stair, Railing and Square Pickets
- Glass Panels Extra and Wrought Iron to be priced
- Oak or Maple to be priced as needed

PAINTING

- Prime and one topcoat on doors, trim casing and crown
- Prime and two topcoats on walls (**Four colours included**)
- Stain where applicable is a 3 coat brush application with 2 clear coats sprayed NOT brushed

FLOORING

- Carpet (Bedrooms, Office/Dens, Landings) – **Builders Allowance**
- Hardwood (Great Room, Formal Dining Rooms) – **Builders Allowance**
- Ceramic (Kitchen, Ensuite, Tub, Main bath, Foyer, Powder) – **Builders Allowance**

CABINETRY

- **Builders Allowance \$15,000.00 taxes included** (no credits) for kitchen cabinets, bathroom vanities & laundry room with countertops supplied and installed – as per model

COUNTER TOPS (Sloan Stone Design)

- **Builders Allowance \$7,000.00 taxes included (no credits)**
- Design of Counter Top Layout will be based on Kitchen and Bathroom Designs

GLASS & MIRROR

- Standard mirrors in bathrooms 40in high and full length of vanities
- Glass Shower Enclosure with Chrome hardware – on tiled showers only as per plan

CENTRAL VACUUM

- Rough-in for 2 outlets dropped to basement
- Quote to complete unit and install upon request

HOME AUDIO, PHONE & CABLE OUTLETS

- 5 phone outlets/CAT5
- 5 coax cable outlets
- Home Audio & Alarm Quotes as per request

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NOTE: All selections are subject to being chosen by the purchaser on time (see customer selection sheets). Decorator items in model homes such as mirrored doors, darker paint colours, upgraded flooring, some cabinet features, columns and wallpapers are non-standard items and are NOT included in base price.

