

SPECIFICATION SHEET

SCHEDULE B

Exterior Features

- Building permit and levies included.
- Sanitary sewers, water and gas, underground hydro, telephone, cable TV.
- Paved street with curb, gutter, sidewalk and street lights as per subdivision plan.
- Entire lot to be graded and fully sodded
- Concrete foundation, basement and garage floors.
- Clay brick per selection from suppliers' samples.
- Insulated Fibreglass Exterior Doors.
- 2 Exterior water tap.
- 2 Waterproof exterior electric outlet.
- All exterior windows double glass.
- Screens on all operating windows, grills and shutters as shown on model.
- Insulating glass patio doors complete with screens, where applicable.
- Limited lifetime asphalt roof shingles.
- Pre-finished maintenance free aluminum/vinyl seamless eavestrough, soffits, & fascia.
- Poured concrete porch and patio stones to driveway.
- Paved asphalt driveway

Heating System

- High-efficient forced-air natural gas furnace, sized for each home.
- Insulation to approved standards.
- Air Conditioning, sized by HVAC plan.

Kitchen

- High quality custom-built kitchen cupboards with a selection of styles and finishes.
- Quartz counter tops.
- Two speed range hood.
- Double stainless steel sink.

Bathrooms

- White/bone fixtures in all bathrooms.
- Custom built vanities with arborite roll-tops.
- Quality washerless faucets.
- Fiberglass tub enclosures.
- Power exhaust fans where applicable.
- Mirrors above vanities.

Interior Features

- 2-3/4" MDF casing and 5" baseboard.
- R28 main floors, R28 2nd floors, R22 Basement and R60 insulation in Attic.
- 2 Coax and 2 Cat6 cables.
- Electrical outlets as per Ontario Hydro specs.
- 3/4" Subfloor Glued and Screwed per O.B.C
- 1/2" Roof sheathing per O.B.C
- All light fixtures and door chimes supplied and installed by Vendor.
- Colonial painted trim and series 800 doors
- Interior walls of living area and garage to be drywall.
- Half inch gypsum board screws on walls.
- Half inch drywall fastened with screws on all walls and ceilings.
- All walls painted two coats, three colours throughout.
- Flat ceilings in bathrooms and laundry. Textured ceilings in remainder.
- Energy efficient Drain Water Heat Recovery
- Unit supplied (HRV).
- Rental gas water heater.
- Builder grade tile in bathrooms, laundry, foyer/mudrooms.
- Builder grade laminate in kitchen, common areas and applicable hallways. All other flooring including stairs to be builder grade carpet.
- 8' walls, 7'10" FDN height.

The extent of all flooring materials is defined by the Vendor

Garages

- Poured concrete floors.
- Painted steel sectional doors.
- One garage door opener included.
- Interior walls, drywalled & painted.
- Electrical outlet, overhead light.
- Walls painted standard colour.

Miscellaneous

- 200-amp electric service with breaker panel-copper wiring.
- Heavy duty receptacle for clothes dryer and stove.
- Standard plastic laundry tub included.
- Water meter installed by PUC and gas meter installed by Union Gas.
- Location as per utility policy.
- Rough-in for 3 pc washroom in basement.
- Basements studded, with R22 insulation.
- Soil Gas Mitigation system.