

SCHEDULE C

SPECIFICATION SHEET

Site Preparation

- Supply and install one 18" (450 mm) diameter culvert for driveway, cover with stone for construction access, as per subdivision agreement

Excavation, Backfill and Grading

- Excavate for foundation of house and garage
- Place and compact sand backfill in garage, and under front porch
- Backfill around outside of foundation using sand fill material
- Rough grade lot using excavated material (assume suitable material for backfill and rough grading)
- Supply granular 'A' stone for base of walkway from driveway to front door and laneway, up to 3 loads
- Gravel driveway and walkways
- Sand and Fill Allowance: up to 75 loads

Concrete

- Strip footing as per plan
- Pad footing as per plan (3000 psi poured concrete)
- 9" foundation walls as per plan (8' ht. Max.) (3000 psi poured concrete)
- 1 coat bituminous sprayed on dam-proofing
- 4" perimeter (exterior) weeping tile connected to sump pit inside foundation
- Basement slab – 3" concrete over 8" crushed stone, 6 mm. poly., power trowel finish
- Garage slab – 4" concrete c/w fibermesh over 6" crushed stone, power trowel finish
- Front porch – 6" concrete c/w rebar
- Cement parging to exposed portions of foundation walls

Floor joist and roof system

- Floor joists to be Nascor NJ10 or NJ12 engineered floor joist system @ 12" or 16" centre
- Pre-engineered roof trusses as per plans

Framing

- Framing and sheathing of all floors, walls and roof system
- Glue and screw floors
- "Tyvar" air barrier (tape sealed to PVC window)
- Installation of window and doors, strapping, bulkheads and chases
- 5/8" T & G plywood sub-floor
- 7/16" aspentite wall
- Roof sheathing 1/2" plywood with "H" clips
- Extra Ditra mat underlay when applying ceramic tile
- Engineered steel beam(s) in basement supported on steel posts
- Exterior house walls are 2x6 studs at 16" centers
- Interior walls are 2x4 and 2x6 studs at 16" centers

Roofing

- Ice and water shield 36" wide under all valley flashing
- Mushroom style plastic roof vents as required by code (selected from stock colours)
- Pre-finished metal valley and brick flashings, pre-finished metal chimney cap (selected from stock colours)
- Supply and install self sealing, Emco Building Products, "Harmony" Laminate 30 year roof shingles

Fireplaces

- Supply and install one (1) Napoleon GD36NTR gas fireplace, if applicable
- Supply and install one (1) Security SB36 wood burning fireplace, if applicable

Central Vacuum

- Rough-in for central vacuum system, 4 outlets

Windows and Doors

- "DALMAN" double glazed thermal, all PVC coloured casement windows, sizes as per plan; colours as per standard samples
- 4 "**DALMAN**" basement windows – vinyl clad (48 x 24) sliding windows with sliding operation and screens (size may vary depending on grade)
- Window grilles on front of home and transoms, as per plan
- All windows to be PVC with vinyl clad jamb extensions
- All exterior doors high quality non-warping insulated steel exterior doors with finish same or similar as windows
- Attached garage connected to house with insulated steel doors and door closure

Garage Doors

- Supply and install "Richard-Wilcox Protégé" metal sectional R12 insulated garage doors in stock finishes (9'x8'), without window inserts

Plumbing

- Supply and install plumbing systems for 2 full baths, 1 powder room, kitchen sink, laundry tub, laundry connection box on main floor (as per plans); rough-in for dishwasher
- Copper water supply lines, ABS drain lines
- Connection of plumbing stack to septic tank
- Connection of weeping tile to sump pit inside of foundation
- Supply and installation of one sump pit and pump
- 3 exterior frost free hose bibs connected to main water system
- Installation of fixtures and faucets
- Shut-off valves on all toilets and sinks
- Connection of one PV-50 hot water tank (rental)
- Submersible well pump c/w control box (size to be determined by well depth and capacity)
- Guaranteed drilled well with pump and pressurized holding tank (V140)
- Recirculating hot water line to ensuite bathroom
- Well and septic systems are approved by the Ministry of the Environment
- Accessories allowance - \$100.00/bathroom

Kitchen

- Single lever kitchen faucet with pullout spray Delta 470 chrome
- Blanco Niagara U2-512067 – 8" deep (under mount)
- Granite kitchen "proper, with one island" counter tops (from selected stock)

Laundry Room

- Plastic laundry tub or Stainless steel 20"x20"- 8" sink (model QSL202083); see allowance section for cabinetry
- Waltec #82904 with hose end laundry faucet(plastic tub); Waltec 82004 chrome laundry faucet (stainless steel tub)

Powder Room

- Toto 1 pc. round front Ultimate toilet, white with soft close seat MS853113
- white pedestal 4" C Choice of Colony Pedestal from Am/Std or Mirolin Monaco with leg Sana Gloss Bowl or vanity with Toto Reliance drop in basin, white 4" centre LT401
- 1 Delta 540 single lever handle 4" C basin faucet with metal pop-up drain

Main Bathroom

- Toto 1 pc round front Ultimate toilet, white with soft close seat MS853113
- Crane Cranada Enameled Steel LG drain white bathtub (matches Toto white)
- ABS waste and overflow chrome with lift and turn 6040LCPL
- Delta T17430 chrome tub and shower faucet pressure balance with volume control and temp. control innovations
- Delta R10000UN Roughing shower valve body
- 5 ft. aluminum curtain rod with jiffy trim
- Toto reliance drop in basin, white 4" centre LT401 20x17
- Delta 540 single lever handle 4" C basin faucet with metal pop-up drain

Ensuite

- Toto 1 pc. round front Ultimate toilet white with soft close seat MS853113
- Toto reliance drop in basin white 4" centre LT401, 20x17
- 1 Delta 540 chrome single lever handle 4" C basin faucet with metal pop-up drain
- Maax Tandem White Corner Soaker Tub 60x60 Model #101077 OR Maax Simplicite white soaker tub 72x36 model #100863-000
- Abs waste and overflow chrome with lift and turn 6040LCPL
- Delta 2705LHP-H20 chrome roman tub trim with metal lever handles
- Delta R2709 Roughing valve for Roman Tub faucet
- 1 1/2 baby blue shower drain for tiled shower (custom shower membrane – size to be determined on site after framing)
- Delta 17230 Shower Trim complete with head, arm and flange, pressure balance and volume control
- Delta R10000UN Roughing Shower Valve Body

Heating and Ventilation

- To supply and install one(1) High Efficiency Bryant gas furnace Model Plus 90I 355 MAV 94-96% efficient two stage ECM "DC" Motor, includes: Condensation drain via floor drain, gas connection with "T" for future use, inspection, sealed combustion venting, filter rack c/w filter, start up and warranty. Warranty: lifetime LTD manufacturers' on heat exchangers, 5 yr. LTD manufacturers' parts and labour on total furnace
- Supply and install "Venmar" AVS DUO energy recovery ventilation system c/w full ducted exhaust system (bathrooms and kitchen); with Ultima controller
- Connection of one gas-fired PV-50 hot water tank (vented to outside)
- Cold air return grills in all bedrooms (where possible)
- 1 "Evolution" programmable thermostat
- Ventilation system professionally cleaned prior to occupancy
- Rough-in venting to the outside for range hood fan and dryer
- Gas ready connection point for gas BBQ, stove and dryer

Communication

- Supply and install 4 cable and 4 telephone outlets
- Supply and install 1 H802: Combo Hub – Video (4 lines x 6 phones)

Stereo Pre-Wire

- Excluded

Alarm Pre-Wire

- Supply and install all alarm system pre-wiring to all main floor operable window panels, basement windows, main floor doors
- Alarm system excluded

Electrical

- 200 Amp. Electrical service with 64 circuit breaker panel for house
- Connection of one (1) furnace, one (1) Venmar ERV, one (1) HWT
- 2 electrical outlets in garage and outlets for garage door openers
- 2 exterior electrical outlets
- Interior receptacles as required by code (except where specifically shown on plan)
- Switches and light outlets, as per plans
- Supply and install 5 exterior recessed lights, model CA2575, no credit if not required
- Supply and install 20 interior recessed lights, model ISCA2000D, no credit if not required
- Dedicated circuit for dryer, stove, microwave, washer and wall ovens
- Direct-wired smoke and CO2 detectors, as required by code
- Pre-wiring for future dishwasher
- Pre-wiring for 1 fireplace fan
- Pre-wiring for cook-top and/or wall oven
- Wiring and connection of one door chime (front entrance)
- Keyless light outlets in basement and garage
- Decora switches and plugs throughout
- Copper wiring throughout
- 1 exterior lawn lamp, within lighting allowance
- Exterior lighting fixtures (selection by purchaser) within lighting allowance
- 4 electrical outlets in basement
- Underground hydro, telephone and cable to the home from the utility pole or service box
- See allowance for supply of light fixtures

Insulation

- Ceiling and attic: R-50 blown fiberglass insulation c/s 6 mil. Polyethylene continuous vapour barrier
- Exterior walls: R20 fiberglass pink insulation c/s 6 mil. Polyethylene continuous vapour barrier
- Basement walls: R-12 fiberglass insulation and vapour barrier (18" from floor)
- Garage walls: R-12 fiberglass insulation
- All windows and doors insulated with liquid foam
- Exterior of all windows and exterior doors are caulked – window/door portion of spec.
- All exterior doors are insulated steel doors including weather stripping
- All exterior wall electrical boxes are wrapped with polyethylene

Drywall

- Smooth ceilings throughout
- ½" drywall and square corner beads throughout
- waterproof dens-shield to be installed in areas surrounding baths & showers
- Garage interior – dry walled ceiling and walls, painted

Cabinetry

- Custom made and designed, wood or European style kitchen cabinets and bathroom vanities (sizes and specifications as per meeting with kitchen manufacturer), see allowance for supply and installation of cabinets, countertops and hardware for kitchen and bathrooms

Interior Trim and Hardware

- Colonial 5 1/2" paint grade baseboard
- 3 1/2" paint grade casings
- Pocket doors where shown on plan
- All closet doors to be swinging or sliding door
- Supply and install polished brass or satin chrome hardware on all interior and exterior doors
- Supply and install privacy sets on bathrooms, master bedroom and powder room doors
- Supply and install polished brass or satin chrome gripset on front entrance door with matching deadbolt
- Multi-shelf linen closet (if required)
- All closets equipped with 16" melamine shelves & rods, personalized by customer
- Custom designed Master Bedroom walk-in closet - see allowance for supply and installation of "Stay Organized" closets
- Supply and install standard plaster crown moldings in two rooms
- Supply and install standard plaster – 5' or 8' fluted columns (if applicable)
- Supply and installation of oak or paint grade wood mantel

Painting

- All interior walls are prime coated and painted with two coats of latex paint in eggshell finish
- All bathrooms and kitchen are painted with latex semi-gloss
- Ceilings are painted with flat white latex
- Interior of all closets, storage areas, all trim work and doors are painted with 100% white latex semi-gloss
- Choice of three interior paint colours except for areas listed in previous two items

Stairs and Railings

- Basement stairs – carpet grade treads and stringers
- Solid Stained Oak hardwood handrails and banisters in common areas (Colonial, Modern, Traditional or Heritage Styles)
- 3" posts without caps, 1- 5/16" spindles
- Interior stairs – Stained Oak as per plans
- Treated wood steps from garage to mudroom/laundry room

Ceramics

- Supply and installation of ceramic floor as per plans
- Supply and installation of ceramic tile kitchen back-splash only, see allowances
- Supply and install ceramic tile fireplace hearth and surround

Flooring

- Supply and installation of 40 oz. carpet in bedrooms, excluding Master bedroom
- Hardwood flooring - #1 common oak 3 1/4" – finished on site as per approved plan
- Hardwood heat register covers included in all hardwood areas; standard heat register covers in other areas

Mirrors

- Supply and install in all bathrooms – rectangular beveled glass mirrors

Masonry and Stucco

- Quality clay “Hanson”, “Arriscraft Tex 44”, “Shouldice Metric Jumbo” brick or equivalent on exterior walls
- 300 sq. ft. of “Arriscraft Laurier or Citadel” or “Shouldice Newport” stone
- Stucco finish “Dryvit” 100% pure acrylic polymer (if required)

Siding, Soffit and Fascia, Exterior Trim

- Fascia – 6” flat aluminum selected from stock colours
- Soffit – aluminum perforated vented soffit, selected from stock colours
- Flat aluminum beam capping at front porch – selected from stock colours, where applicable, as per plans
- Supply and installation of ornamental vents (if applicable)
- Supply and installation 8” aluminum round columns on front porch as per plans

Allowances

- Cabinet allowances: Kitchen \$10.00 per square ft.; Main bathroom \$0.50/sq. ft; Ensuite bath \$0.70 and Powder room \$0.50 (if pedestal sink is used in powder room, allowance is \$0.00); Laundry room \$0.50/sq. ft.
- Closet Organizer Allowance: \$2.00 per square ft., includes installation
- Ceramic Tile allowance: \$5.00/sq. ft, includes installation
- Lighting allowance: \$1.25 square ft., includes installation
- Installation charge for recessed lights will be assessed if exceeds determined quantity
- Please note that flooring materials other than ceramic tile is considered an upgrade and will be charged accordingly; as well, any special cuts (i.e. – diagonal) will also incur an additional charge per square ft.

N/B

- ❖ **Products listed in this specification sheet are subject to substitution with products of equal value and quality**