

# SCHEDULE "B"

## QUALITY APPOINTMENTS AND STANDARD SPECIFICATIONS

### **EXTERIOR**

#### **PROFESIONALLY CREATED DISTINCTIVE HOUSE DESIGN**

- ◆ Lot graded to the requirements of the respective City. Top soiled and sodded at front, side and back.
- ◆ Pre-cast steps and walkway installed. Railing on stairs only when grade required for your safety, all other entrances will be temporarily secured during occupancy, without steps or railings
- ◆ Quality clay brick on entire first floor. (Buyer's choice of colours from Builder's samples). Maintenance-free vinyl on remainder
- ◆ Maintenance-free aluminum soffits facia and downspouts
- ◆ 25 year self-sealing asphalt shingles selected from Builder's samples
- ◆ Two exterior faucets; one in garage and one at outside of house (side or rear elevation)
- ◆ Two weatherproof electrical receptacles
- ◆ Poured concrete foundation with damp proofing
- ◆ Driveway installed with Type "A" grade gravel
- ◆ Exterior foundation will be wrapped to prevent leaks
- ◆ All exterior joints and edges caulked
- ◆ Porches and cold cellars (as per plan)

### **GARAGE**

- Poured concrete floor
- Fully drywalled and taped interior (as per code)
- Insulation (R30) in ceiling space beneath second story room as per plan
- White steel roll up garage door as per plan (factory finished in white)
- Rough in garage door opener (includes receptacle in ceiling and rough wire for future switch)

### **INSULATION:**

- ◆ Ceiling insulation to be R40
- ◆ Exterior walls to be R20 insulation
- ◆ R12 insulation in basement as per building code
- ◆

### **BASEMENT:**

- ◆ High efficiency forced air gas furnace
- ◆ High efficiency gas water heater (rented)
- ◆ Floor drain
- ◆ Roughed-in three (3) piece

### **ELECTRICAL:**

- ◆ Copper wiring to Ontario Hydro specifications
- ◆ 125 Amp service with circuit breakers (location to be determined)
- ◆ Exterior and bathroom receptacles to have ground fault interrupt
- ◆ Heavy-duty electrical cable outlets for each dryer and electric stove
- ◆ All bedrooms to have ceiling lights with wall controls
- ◆ Lighting allowance of \$600.00 including all applicable taxes

### **BATHROOM**

- ◆ Quality acrylic tub with ceramic tile to ceiling or 1-piece enclosure
- ◆ Wall mounted mirrors in all Bathrooms and Power Room
- ◆ Custom vanity cabinets or Pedestal sink with single lever Moen washerless faucet
- ◆ Ceramic towel bar, soap dish and paper roll dispenser installed
- ◆ Shower curtain rod installed
- ◆ Exhaust fans installed in bathrooms with separate switch
- ◆ Pressure balancing valve in all showers
- ◆ Low flush toilet with insulated tank

### **LAUNDRY:**

- ◆ Hot and cold chrome water taps for Buyer's washer
- ◆ Single, plastic laundry tub
- ◆ Waste connection for Buyer's washer
- ◆ Electrical receptacles for Buyer's washer and dryer
- ◆ Dryer vent completed from dryer location to exterior wall

### **KITCHEN:**

- ◆ Upgraded quality kitchen cabinets from Builder's samples with post formed counter tops
- ◆ Double stainless steel kitchen sink with single lever washerless taps
- ◆ Roughed in 3<sup>rd</sup> line water system with goose neck faucet
- ◆ Plastic feeding lines
- ◆ Range hood (white) vented outside (additional colours at extra cost) or Buyer can supply
- ◆ Dishwasher rough in: includes connector to hot water and drain under kitchen sink and electrical wire run from dishwasher location to electrical box, not connected

### **FLOORING:**

- ◆ Quality ceramic tile flooring in kitchen, dinette, front foyer, bathrooms and laundry (if main floor) selected from Builder's samples
- ◆ 40 oz. Broadloom in living/dining room, bedroom, stairs, hallway and family room (main floor)
- ◆ 8 lb underpad

### **WINDOWS DOORS AND TRIM:**

- ◆ Double glazed vinyl clad windows and screens – E-Low windows
- ◆ Large vinyl clad windows in basement – window wells may be required due to lot grading
- ◆ Insulated metal clad exterior doors (painted in white only)
- ◆ Dead bolts on all exterior doors from the house and access door from garage to the interior
- ◆ All interior and exterior hardware to be brass
- ◆ Colonial style 800 Series doors and trim
- ◆ Colonial painted casings and baseboards
- ◆ Sliding glass patio doors or single door as per plan
- ◆ Weather stripping on all exterior doors and windows

### **INTERIOR:**

- ◆ Walls and ceilings to be drywalled
- ◆ California ceilings throughout
- ◆ Doors and trim painted in white latex semi gloss
- ◆ Interior walls painted in premium quality latex paint, one colour throughout over primer coat (additional colours at extra cost)
- ◆ Solid interior and exterior front door painted white
- ◆ Oak handrails and spindles on stairs (as per plan)
- ◆ Wood shelves in all closets
- ◆ Basement stairs in pine with closed riser and handrail

### **MISCELLANEOUS:**

- ◆ Smoke detectors as required by Code
- ◆ Carbon monoxide detectors as required by Code
- ◆ Roughed in central vacuum
- ◆ Roughed in security system
- ◆ Door bell provided and installed
- ◆ Five (5) telephone outlets provided (Buyer's choice of location) jacks, cover plates and activation are Buyer's responsibility
- ◆ Five (5) television cable outlets provided (Buyer's choice of location) Jacks, cover plates and activation are Buyer's responsibility.
- ◆ Builder shall be responsible for connections to the house for gas, water, sewer and electrical
- ◆ Completed survey of Building provided to Buyer on closing

### **WARRANTY:**

- ◆ All homes covered by the Ontario New Home Warranty Program with seven (7) year coverage against major structural defects (Paid for by the Buyer(s))
- ◆ Two (2) year Builder's warranty
- ◆ Comprehensive one (1) year warranty plus a two (2) year warranty covering the electrical, plumbing & heating systems and water penetration of the building envelope