

## **SCHEDULE "B" SPECIFICATIONS**

### **Interior Specifications Included:**

1. White raised panel Colonial interior doors, privacy locks on bathroom doors
2. 5" MDF Colonial style baseboards throughout finished areas
3. 3" MDF Colonial style window and door casings including corner blocks on all windows, doors and baseboard corners
4. Standard drywall taped, sanded, rounded corners and primed in 1 coat, painted in 2 coats of quality satin finish
5. Paint for decorating interior walls and woodwork: 2 colours throughout (additional colours optional at extra cost)
6. Mahogany trim and rail with golden pecan stain optional at extra cost
7. Cathedral ceilings in living/dining rooms where specified
8. Soft stipple stucco ceiling texture on vaulted ceiling areas
9. Bedroom closets to have finished white painted wire shelves and rods
10. Floor covering selections as per Allowance Schedule "C"

### **Electrical & Mechanical Features Included:**

11. High-efficiency gas forced air furnace standard or super high-efficiency Hydronic heating system upgrade #12
12. Sump pit installed with sump pump
13. Installed sanitary sewer back flow preventer
14. 220-volt electrical stove and dryer plugs (gas connections are optional at extra cost)
15. Automatic washer connections with hot and cold water faucets and stand-up pipe drain
16. Water supply and drainage hookups for dishwasher
17. Single laundry tub with hot and cold water faucets (with finished lower level)
18. Dryer vented through outside wall
19. Exhaust fan in bathrooms
20. Hard-wired smoke detectors x 2 – 110-volt
21. Pre-wired for telephone outlets (3 outlets), one in kitchen, master bedroom & family room
22. Pre-wired for cable TV (3 outlets), one in master bedroom, one in bedroom 2, pre-wired satellite/cable outlet in living room
23. 100-amp electrical service, breaker panel, and copper wiring located in furnace/laundry room or garage
24. All wiring to Ontario Hydro code specifications
25. Two (GFI) exterior receptacles
26. Doorbell – builder's standard

### **Kitchen & Bathroom Features Included:**

27. Cabinet selections as per Allowance Schedule "C"
28. Built in kitchen microwave shelf or connection for over -stove microwave/exhaust with exhaust to exterior
29. Dishwasher connections are to be pre-piped in kitchen
30. Bath tub to be deluxe 5' one (1) piece fiberglass enclosure with cap
31. Shower to be deluxe 4' one (1) piece fiberglass enclosure with seat & cap
32. Double compartment stainless steel sink in kitchen
33. All taps throughout home to be single-lever, except laundry tub

### **Site Services & Foundation Specifications:**

34. Water supply line and meter, storm sewers & sanitary sewers connected
35. Installation of gas lines and meter, hydro lines and meter up to 60' from the lot line
36. 4" diameter weeping tile with granular cover at perimeter of basement foundation
37. Poured concrete footings for exterior walls and interior load-bearing partitions
38. 8" poured concrete or 10" cement block from foundation to main floor strapped with 2" x 2" insulated per code
39. Rubberized foundation waterproofing system on exterior walls

### **Exterior Specifications Included:**

40. 2" x 6" exterior wall construction for (R-20) rating
41. 7'6" high lower level
42. R-32 insulation in ceiling
43. R-12 insulation in lower level
44. 6 mil poly vapour barrier over insulation
45. 2 waterproof electrical exterior outlets, 1 front, and 1 rear
46. Clay brick and/or vinyl as per plan
47. Vinyl soffit, aluminum fascia, and 5" aluminum eaves troughing with 5" aluminum gutters and downspouts
48. Embossed steel-sectional garage door
49. 25 yr. warranty asphalt shingles standard
50. 2 exterior frost proof water hose bibs, 1 front, 1 rear
51. Quality vinyl clad windows with Low E Glass to front and rear elevations as per plan, screens in all opening windows
52. 6' patio door to patio deck or garden patio doors (where specified)
53. Thermo-insulation steel exterior doors with deadbolt lock
54. Exterior caulking including sill plates

**\*Builder/Seller may substitute materials and/or specifications with equal or higher quality without notice  
Specifications are subject to change without notice. Revised 01/01/13**