

## **SCHEDULE “C”**

### **Specifications**

December 12, 2018

### **Robin Court, Kingsville**

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## **MAIN FLOOR SPECIFICATIONS**

**Please Note:** Specifications supersede plans

### **PRE-CONSTRUCTION MANAGEMENT**

- Prepare, review and revise plans to customers specifications
- Enroll Home in 7 Year Tarion new home warranty program
- Obtain required building permits, municipal and electrical

### **EXCAVATION & SITE MANAGEMENT**

- Excavate site as per plans and remove all excess material
- Maintain tidy work site during construction and removal of all debris before occupancy

### **FOUNDATION**

- Pour footings (20 MPA) and basement walls (20 MPA)
- Damp proofing, delta membrane wrap and weeping tile installed
- Back fill foundation walls with native material
- Back fill garage floor with granular C and basement floor with clear stone
- Pour 4” basement floor slab (25 MPA) and 4” garage floor slab (32 MPA)
- NOTE: While the marketing plans show a Cellar under the front porch, a Cellar is not included or an option.

### **FRAMING**

- 2” X 10” floor joists @ 16” O.C. or engineered floor system
- 2” X 6” exterior house walls with 2” X 4” garage walls and strapping in the basement
- Steel/Engineered wood beams as per plans
- Engineered roof truss system and 2” X 6” stick framing as required per plans
- 3/8” plywood or 7/16” Aspenite wall sheathing and 1/2” plywood roof sheathing
- 5/8” tongue and groove plywood floor sheathing
- Tray Ceiling Detail (square) in Living Room

## **WINDOWS & EXTERIOR DOORS**

- Premium Energy Star Certified NorthStar windows or Golden Windows:
  - Cocoa
- Stained fiberglass front door
- Steel insulated door at side of garage
- Steel insulated fire door at garage entrance
- 6' sliding door to rear yard
- Insulated sectional garage door

## **DISTINCTIVE EXTERIOR FINISH**

- Maintenance-free vinyl soffits, eaves troughs and down spouts as per elevation
- Self-sealing minimum 40 year shingles with roof vents to code
- Brick and stone as per plan:
  - Ashton Excel – Main Brick
  - Arriscraft Phoenix – Rear Porch Accent
- James Hardy siding as per plan:
  - Timber Bark

## **HEATING & COOLING**

- 96% High efficiency Armstrong gas furnace sized to square footage of house with programmable thermostat
  - Airease / Armstrong Furnace
- High Efficient Central air conditioning unit
  - Airease / Armstrong Air Conditioner 13 SEER
- Softaire bath fans
- Supply & return grilles throughout the house
- Gas supply lines for furnace and Tankless
- All venting for bathroom exhaust fans, range hood and dryer
- Simplified HRV system
  - HRV – Venmar Constructo 1.5 ES HRV

## **PLUMBING**

### **Kitchen**

- Blanco Horizon Double basin stainless steel sink
- Kohler Bellera Pull down faucet
- Water Line for Fridge
- Rough in for dish washer

**Master Bathroom**

- Kohler Slide Bar
- Kohler Alteo rite temp shower Valve and Trim
- Kohler Windham Comfort Height Toilet
- Double china basin with Kohler faucet
- Kohler Alteo Lav faucet 2 handle 4" centre
- Mirolin 60" Marlowe Tub
- Kohler Alteo Tub Filler

**Main Bathroom**

- One piece 4' Longevity acrylic tub/shower unit
- Kohler temp valve with tub and shower Trim
- Kohler Windham Comfort Height Toilet
- Single china basin  
Kohler Alteo Lav faucet 2 handle 4" centre

**Laundry Room**

- Washing machine hot and cold water supply
- Drain with drop 24" Techno form laundry tub
- Delta single handle laundry faucet

**Hot Water Heater – Rental**

By entering into this Agreement of Purchase and Sale, the Buyer acknowledges and agrees that (i) the Hot Water Heater (collectively, the "Equipment") to be installed in the home will be a leased unit, leased by the Buyer from EcoHome Financial Inc. ("EcoHome") pursuant to a lease contract with EcoHome, and (ii) by entering into this Agreement of Purchase and Sale, the Buyer agrees to execute, if and when requested to do so by the Vendor, any applicable lease agreement for the Equipment. The Buyer acknowledges being made aware of this clause by signing their initials below this clause.

**ELECTRICAL**

- 100 amp service with Square D circuit panel and all required breakers
- Outlets and switches as per code with upgraded Décor switch package
- 2 exterior GFI protected receptacles and GFI receptacles for finished bathrooms
- Kitchen to include three 20 Amp. GFI receptables, separate circuit for fridge, dishwasher and microwave
- 2 Phone jacks and 2 Cable jacks with locations determined by purchaser
- Smoke and carbon monoxide detectors to code
- Wiring for under cabinet lighting (fixture from allowance) if included in Kitchen design
- Wiring for all appliances and mechanical including 220V outlets for stove and dryer
- Fifteen 4" pot lights and a light fixture allowance of \$750.00+ H.S.T.
- Install door chime and transformer supplied and installed by builder
- Note: Exterior lighting included as per builder's standard

## **INSULATION & DRYWALL**

- All exterior walls insulated to R22-R27 and R50 blown in insulation in attic space ( R value based on compliance packages for SB-12)
- Basement walls insulated to R12-R20 with 6 mil. poly vapour barrier (R value based on compliance packages for SB-12)
- ½ “ drywall taped, sanded and primed with rounded corners

## **ELEGANT INTERIOR FINISHES**

- Hardwood allowance of \$6.00 per sq./ft. + H.S.T.
  - Living Room, Kitchen, Eating Area and Hallway
- Ceramic allowance of \$3.00 per sq./ft. + H.S.T.
  - Foyer, Bathrooms and Laundry Room
- Carpet allowance of \$2.20 per sq./ft. + H.S.T.
  - Masterbedroom and Walk-In Closet (Unless upgraded to hardwood)
  - Guest/Front Bedroom
- Carpet stairs with hardwood hand railing
- Cabinetry:
  - Kitchen Cabinet allowance of \$10,500.00 + H.S.T.
    - Maple Shaker Door (colour choice included Opaque)
    - Soft Close Doors and Drawers
    - Crown Moulding
    - ¾” Shelving
    - \$6.00/handle
  - Ensuite: 60” Vanity – No lined tower included (Optional Item).
  - Main Bath: 48” Vanity – Maple (Rock Solid)
  - Choice of granite or quartz tops from Builder’s Selection (Kitchen and Bathrooms)
  - Laundry Room –No cabinets or allowance included (Optional Item).
- 5 1¼” Colonial MDF baseboards and 3” Colonial MDF casing painted semi-gloss white as per 18 Robin Court.
- Interior doors (80”) painted white with choice of lever or knob hardware from the Dorex signature collection in pewter, silver, bronze or antique brass finish
  - Standard Door selections: As per 18 Robin Court
- Premium paint package for walls including two different colours in medium base and ceiling to be flat white with 1 coat primer. Walls with two finish coats.

- Family Room Fireplace per Model Home and Builder's Standard (Model Unit) – Gas Fireplace with Wood Mantle as per 18 Robin Court.
- Single bar wire shelving in guest bedroom closet and 3 shelves in linen/pantry closets as per drawing.
  - Please note: No shelving included or allowed for in the Master Bedroom (Optional Item)

### **OTHER**

- Rough-in for alarm
- Rough-in for central vacuum

### **POST COMPLETION SERVICES**

- Home cleaning prior to occupancy
- Follow up visit at 30 days from occupancy to address any customer concerns and ensure complete customer satisfaction

## **FINISHED BASEMENT OPTION**

An unfinished basement is the standard. Finished basements are an option with the associated cost to be charged above the Base Price as further detailed in Schedule “B”.

Basement to be finished as per Option \_\_\_\_\_, plan attached hereto as Schedule “D” for the extra cost \$ \_\_\_\_\_ plus H.S.T.

**Initials:**

We have elected to decline the Option of a finished basement.

**Initials:**

## **FINISHED BASEMENT SPECIFICATIONS**

December 9, 2018

### **ELECTRICAL**

- Outlets and switches as per code with upgraded Décor switch package
- Smoke and carbon monoxide detectors to code
- \_\_\_\_\_ ( ) - 6” pot lights and a light fixture allowance of \$250.00 plus H.S.T.
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### **ELEGANT INTERIOR FINISHES**

- Full drywall in finished areas including ceilings
- Ceramic allowance of \$3.00 per sq./ft. plus H.S.T.
  - Bathroom
  - Laundry Room if included in Basement Option/Package
  - Storage Room
- Carpet allowance of \$2.20 per sq./ft. plus H.S.T.
  - All finished areas except the Bathroom and Laundry Room
- Choice of granite or quartz for bathroom from builders selection
- 5 1/4” Colonial MDF baseboards and 3” Colonial MDF casing painted semi-gloss white (to match main floor selections)
- Colonial classic interior doors painted white with choice of lever or knob hardware from the Dorex signature collection in pewter, silver, bronze or antique brass finish (to match main floor selections)
- Premium paint package for walls including one colour in medium base and ceiling to be flat white with 1 coat primer. Walls with two finish coats
- Single bar wire shelving in bedroom closets

## OPTIONAL ITEMS

**The following are optional items that can be added above and beyond the standard included items with the associated cost to be in addition to the Base Price as further detailed in Schedule “B”.**

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### APPLIANCE PACKAGE OPTION

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As per Builder’s Standard Package from time to time:

- Fridgiare French Door Refrigerator
- Fridgiare Gas Freestanding Range with Convection Oven
- Fridgiare Over the Range Microwave
- Fridgiare (Dishwasher)
- Installation included

Option Price: \$4,070.00 plus H.S.T

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

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### CABINET UPGRADE (LAUNDRY ROOM AND ENSUITE) OPTION

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- Addition of Laundry Room Cabinets
  - Allowance \$950.00 plus H.S.T.
- Drop in stainless steel sink Kindred RSL 20” x 20” x 10”
- Addition of Ensuite Linen Tower (From builder’s standard)

Option Price: \$1,325.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

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### MASTER BEDROOM HARDWOOD FLOORING OPTION

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Upgrade from the standard carpet to hardwood flooring in the Master Bedroom and Walk-In Closet

Allowance \$6.00/sq. ft. plus H.S.T.

Option Price: \$1,050.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

**Initials:**

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**MASTER BEDROOM CUSTOM SHELVING OPTION**

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Master bedroom walk in closet with custom built in shelving  
Allowance of \$1,350.00 plus H.S.T.

Option Price: \$1,350.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

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**UPGRADED LIGHTING PACKAGE/ALLOWANCE OPTION**

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Increased light fixture allowance from \$750.00 plus H.S.T. to \$1,500.00 plus H.S.T.

Option Price: \$750.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

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**COVERED PORCH CONCRETE AND STAIRS OPTION**

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Addition of raised concrete patio and stairs under the rear yard covered porch.

Please Note: If this option is declined, a gravel pad will be included.

Option Price: \$6,200.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

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**ADDITIONAL GAS LINE OPTIONS**

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- Gas Line with disconnect at rear covered porch for BBQ

Option Price: \$600.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

- Gas Line for Stove

Option Price: \$400.00 plus H.S.T.

*This option has ( ) **been added** or has **not** ( ) **been added** - Initials:*

**Initials:**