



## **SPECIFICATIONS FOR CONSTRUCTION**

### **SAL-DAN MODEL HOME: Ottawa II Lot 10 Ruscio Court**

**March, 19 2010**

#### **WARRANTIES:**

- \* Builder's two year warranty
- \* 7 year Tarion Home Warranty & enrollment fees included
- \* Reinforced concrete basement with lifetime warranty
- \* Building permits & plans
- \* Tie-in survey certificate

#### **EXTERIOR:**

- \* House exterior walls to be 2"x6" studs
- \* Siding as shown on plans to be maintenance-free vinyl siding
- \* Fascia & vented soffit to be maintenance-free aluminum
- \* Brick as per plans
- \* Self-sealing asphalt roof shingles (25 year warranty)
- \* One (1) insulated overhead garage door 16ftx7ft with opener
- \* Gravel driveway
- \* Sod front yard only; rear & side yard graded and leveled only
- \* Pressure treated rear deck 12ftx12ft

#### **ENERGY:**

- \* High efficiency gas forced air heating system with HRV (Heat Recovery Ventilator)
- \* Tankless Hot water system (rental)
- \* Roberts windows through-out as per plans; all c/w Low-E & Argon gas
- \* Metal insulated exterior door(s) with deadbolt lock(s)
- \* Insulation - Exterior wall insulation to have R-24 above grade and R-13 two (2) feet below grade; Attic / Ceiling with R-40 insulation

#### **ELECTRICAL:**

- \* 100 amp. electrical service with breaker panel; all outlets & switches to E.S.A. Requirements
- \* Two (2) exterior weatherproof electrical outlets & one (1) exterior weatherproof eaves outlet
- \* Receptacles for range, washer and clothes dryer
- \* Electrical light fixtures (interior and exterior) allowance \$1000
- \* Smoke detector(s) provided on each floor level and a Carbon Monoxide Detector(s) as required
- \* Alarm system roughed-in
- \* Microwave oven / hood fan combo over range as per builders standard
- \* HRV vent to all bathrooms and laundry room
- \* 4 outlets for phone service and 4 cable outlets roughed-in

#### **PLUMBING:**

- \* Double stainless steel sink in kitchen
- \* White fixtures in all bathrooms
- \* Main floor two (2) piece bathroom w/ washer & dryer as per plans; Second floor bathroom four (4) piece bath; Ensuite is four (4) piece bathroom; basement three (3) piece rough-in as per plans
- \* Pressure balancing valve in shower(s)
- \* Dishwasher supplied & installed as per builders standard
- \* Single lever washerless faucets in kitchen and bathroom(s)
- \* Single white plastic laundry tub with standpipe in laundry area
- \* Submersible type sump pump (eliminate if site grading allows for gravity drainage system with check valve)
- \* 2 exterior lawn service taps

#### **INTERIOR FINISHINGS:**

- \* Custom kitchen cabinets and vanities with formed countertop as per builders showroom - allowance \$8,000
- \* Full width mirror in front of all bathroom vanities
- \* Floor coverings and ceramic accessories installed as per plans - allowance \$9,600
- \* Hemlock hand rail(s) / railing(s) stained & varnished
- \* Oak staircase to upper level - allowance \$4,000
- \* All interior walls painted two coats and ceilings to be flat
- \* Colonial style painted trim and doors throughout for paint
- \* Wood shelving in all closets
- \* Passage sets used on all swinging doors
- \* Room heights typically eight (8) feet high except vaulted ceiling in dining area of home per plans
- \* Garage unfinished (insulated & drywalled only at common walls with house)

Total for House & Lot:	\$289,924
Hst 13% (including GST rebate)	\$15,076
<b>Total for House &amp; Lot:</b>	<b><u>\$305,000</u></b>

<b>Plan SD 08-050</b>
<b>STYLE: 2-storey</b>
<b>Main Floor - 677 sq/ft</b>
<b>Upper Level - 899 sq/ft</b>
<b>Basement Unfinished</b>
<b>Attached Garage - 464sqft</b>
<b>Total Finished Living Area- 1576sqft</b>

**Note: Feature sheet is subject to change without notice.**