



## SPECIFICATIONS FOR CONSTRUCTION

### SAL-DAN MODEL HOME: THE CUSTOM 2 LOT 13 RUSCIO COURT

March 18, 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
- \* Brick as per plans
- \* Fascia & vented soffit to be maintenance-free aluminum
- \* Self-sealing asphalt roof shingles (25 year warranty)
- \* One (1) 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:

- \* Gas forced air heating system with HRV (Heat Recovery Ventilator)
- \* Tankless Hot water system (rental)
- \* 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 \$1,000
- \* 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 four (4) piece bathroom; Ensuite four (4) piece bath: corner shower & jacuzzi tub;  
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 \$9,000
- \* Full width mirror in front of all bathroom vanities
- \* Floor coverings and ceramic accessories installed as per plans - allowance \$10,000
- \* Hemlock hand rail(s) / railing(s) stained & varnished
- \* Oak staircase to upper level - allowance \$3,000
- \* All interior walls painted two coats and ceilings to be flat
- \* Colonial style painted trim and doors throughout for paint
- \* Passage sets used on all swinging doors
- \* Room heights typically eight (8) feet high except trayed ceiling in living area of home per plans
- \* Garage unfinished (insulated & drywalled only at common walls with house)

Total for House & Lot:	\$307,890
HST 13% (including GST rebate)	\$16,010
<b>Total for House &amp; Lot:</b>	<b><u><u>\$323,900</u></u></b>

Plan SD 08-052

STYLE: Hirise

Main floor - 1,225 sq/ft

Basement unfinished

Attached Garage - 487 sq/ft

Total Finished Living Area- 1,225 sq/ft

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