



SPECIFICATIONS FOR CONSTRUCTION

SAL-DAN MODEL HOME: THE CUSTOM 2R LOT 22 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 14ft x 14ft

ENERGY:

- * Gas forced air heating system with HRV (Heat Recovery Ventilator)
- * Tankless Hot water system (rental)
- * Roberts windows throughout 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 bathroom four (4) piece bath; Ensuite four (4) piece bath: corner shower and jacuzzi tub;
Basement three (3) piece rough-in as per plan
- * 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 \$9000
- * 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
- * Wood shelving in all closets
- * Colonial style painted trim and doors throughout for paint
- * Passage sets used on all swinging doors
- * Room heights typically eight (8) feet high except vaulted ceiling in living area of home per plans
- * Garage unfinished (insulated & drywalled only at common walls with house)

Total for House & Lot:	\$304,087
HST 13% (including GST rebate)	\$15,813

Total for House & Lot:	<u><u>\$319,900</u></u>
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Plan SD 10-022
STYLE: 2 car garage
Main Floor - 1,513 sq/ft
Basement unfinished
Attached Garage - 543 sq/ft
Total Finished Living Area- 1513 sq/ft

Note: Feature sheet is subject to change without notice.