

DOUG WINSTANLEY BUILDER LTD.

SPECIFICATION SHEET (SCHEDULE C) SHANNONVILLE ROAD

GENERAL:

1. Builder to pay all lot levies, ONHWP registration fees and all building, plumbing and electrical permits.
2. GST is included in price for owner occupant and Buyer to assign rebates to builder.
3. Excavation for building foundation.
4. Concrete block foundation.
5. Concrete floor in basement and garage.
6. Backfill foundation.
7. $\frac{3}{4}$ clear stone under concrete slab.
8. Lot rough graded.
9. Patio stones from driveway to front door.
10. Double Gravel Driveway
11. Built up wood beam on steel posts.
12. Wood floor joists with OSB sheathing nailed.
13. 2X4 exterior walls with foil foam sheeting.
14. Pre engineered wood trusses.

ENERGY

1. Minimum insulation factor R32 ceilings, R18 exterior walls.
2. Basement exterior walls strapped and insulated R12.
3. Continuous vapour barrier sealed and taped.
4. Attic ventilation from eaves to roof vents.
5. All window and door openings are taped.
6. Dryer vent installed through exterior wall.
7. High efficiency Propane furnace with duct work.
8. Energy efficient air exchanger with duct work.
9. Duct work sized for future central air conditioning to be installed by Buyer.

EXTERIOR

1. **Brick and Vinyl exterior**
2. Aluminum soffit, fascia and troughs (white)
3. 20 year asphalt shingles from Builders samples
4. Screens for all operating windows.
5. Insulated steel door with weather stripping.
6. Slider windows throughout house with grills on front windows.

ELECTRICAL

1. **100 Amp electrical service with circuit breaker panel.**
2. 2 exterior weather proof plugs.
3. White receptacle switches and plates.
4. Bedrooms wired for overhead lights.
5. Smoke detectors wired to panel.
6. Front entry door chimes.

7. Heavy duty stove and dryer cable with receptacles installed.
8. Range hood with charcoal filter.
9. Exterior light at each point of entry.
10. Rough-in for two cable and two telephone jacks on main level.
11. Lighting package provided by contractor.

PLUMBING AND BATHROOM:

1. White plumbing fixtures.
2. Low flow toilet with insulated tank
3. Pressure balance valve on shower.
4. One 4 pc. Bathroom on main floor with one-piece tub
5. Stainless steel sink in kitchen.
6. Single lever taps.
7. 2 exterior taps with interior shut off.
8. Single fiberglass tub and hookups for washer in basement.
9. Plate glass mirror over vanity.
10. Hot Water Tank rental (**BUYER TO ARRANGE INSTALLATION**)

INTERIOR

1. All interior trim and drywall surfaces painted with one standard colour chosen by Buyer.
2. Six panel colonial doors.
3. Colonial style trim throughout . 3 inch base and 2 1/8 inch casing.
4. Half wall around stairway.
5. Home cleaned upon presentation.
6. Oak panel kitchen L shape with natural stain will be installed or Buyer can have an allowance of \$4000.00 including GST to provide own kitchen.
7. **Carpet and Vinyl flooring as per Builders samples**