

SCHEDULE " B " *Wheatley* - STANDARD FEATURES

PRE-CONSTRUCTION MANAGEMENT

- Enroll home in 7 year Tarion new home warranty program.
- Obtain all required building permits, including municipal and electrical.

EXCAVATION & SITE MANAGEMENT

- Survey property according to plans and municipal grade requirements.
- Excavate site as per plans and remove all excess material.
- Excavate driveway base to Municipal standards and install up to 4" of 0-7/8" gravel.
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- Maintain tidy work site during construction & removal of all debris before occupancy.
- All dirt to be rough graded on date of closing

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).

FRAMING

- 2" x 10" Floor joists @ 16" O.C. / or engineered joist - as per plan
- 2" x 6" Exterior house walls with 2" x 4" garage walls.
- Steel/Engineered wood beams as per plans.
- Engineered roof truss system or 2" x 6" stick framing as per plans.
- Plywood / Aspenite wall sheathing and roof sheathing. As per plan.
- 3/4" Tongue and groove floor sheathing or 3/4" OBS sheathing as per plan.

WINDOWS & EXTERIOR DOORS

- Premium casement and sliding windows or as per plan.
- Fiberglass front door as per plan.
- Premium sliding windows for sides and rear of home or as per plan.
- Patio doors to rear concrete patio or as per plan.
- Insulated sectional garage doors as per plan.

DISTINCTIVE EXTERIOR FINISH

- Maintenance-free aluminum soffits, eaves troughs and downspouts as per elevation.
- Self-sealing limited lifetime fibreglass shingles with roof vents to code.
- Brick to roof with brick as per plan or brick/siding or stucco as per plan.

HEATING & COOLING

- High efficiency gas furnace.
- Central air conditioning unit.
- Supply and return grilles throughout the house.
- Gas supply lines for furnace & rental tankless water heater,
- Gas supply lines for -stove, barbeque and laundry or as per plan. appliances not installed by builder
- All venting for bathroom exhaust fans, range hood and dryer.

PLUMBING

- Double well stainless steel sink in kitchen with single handle.
- Dishwasher rough-in (dishwasher supplied by purchaser). Not installed by Builder.
- Main bath - One piece acrylic tub/shower unit with lever handle faucet, 6L builder standard toilet and china basin with single handle faucet.
- Ensuite bath - Custom shower unit= european tiled shower completed with water proof membrane , sloped concrete floor, premium porcelain tile , 6 water jets ,rain head , shower head and hand sprayer,
6L builder standard toilet and china basin with single handle faucet.
- Washing machine hot and cold water supply and drain with laundry tub.
- Install hot water tank or tankless water heater (hot water tank or tankless unit to be rented or supplied by purchaser). When supplied by purchaser \$650 plus HST installation fee.
- Two exterior hose bibs and submersible sump pump.

ELECTRICAL

- Min. 100 amp service with Square D circuit panel and all required breakers.
- Outlets and switches as per code with upgraded Decor switch package.
- Two exterior GFI protected receptacles and GFI receptacles for finished bathrooms.
- Kitchen to include four 20 amp GFI receptacles, separate circuit for fridge, dishwasher, microwave.
- Three phone and three cable jacks with locations determined by purchaser.
- Smoke and carbon monoxide detectors to code.
- Wiring for all appliances and mechanical including 220V outlets for stove and dryer.
- Install door chime and transformer supplied and installed by builder.
- light fixture supplied & installed by builder- builders selection
- additional potlights are \$125.00 + hst each

INSULATION AND DRYWALL

- All exterior walls insulated as per building code. Insulation in attic space as per building code with 6 mil. poly vapour barrier.
- Basement wall insulated as per building code with 6 mil. poly vapour barrier.
- 1/2" drywall taped, sanded and primed.
- 5/8" Fire code drywall where applicable.

ELEGANT INTERIOR FINISHES

- Porcelain flooring in front entrance, kitchen and baths as per builder's selection or allowance.
- Hardwood flooring as per builder's selection.
- Hardwood railing with iron spindles.- as per builder's selection.
- Kitchen cabinets with granite countertops for kitchen as per builder's selection and contract.
- Bathroom vanities with granite countertops as per builder's selection or allowance as per contract.
- 5" Colonial MDF baseboards and 3" Colonial MDF casing painted semi-gloss white.
- Colonial classique interior doors painted white with choice of lever or knob hardware in pewter, silver or antique brass finish.
- Premium paint package for walls including one colour in medium base and ceilings to be flat white with one coat primer. Walls with two finish coats sanded and filled.
- Single bar wire shelving in all bedroom closets and 3 shelves in linen closets.
- Gas fireplace installed on main floor living room

OPTIONAL FINISHED LOWER LEVEL

- Finished bathroom with vanity, one piece acrylic tub or shower, 6L toilet and ceramic tile.
- Colonial classique interior doors painted white with choice of lever or knob hardware.
- 5" MDF baseboards and 3" MDF casing.
- Wiring for telephone and cable TV in lower level bedrooms and family room.
- Choice of ceramic tile \$2.50 sq. ft., laminate \$2.00 (including padding) or carpet (including padding) \$21.00 sq. yd. The ceramic and laminate are material allowances, labour is included in purchase price. Main floor hardwood areas Builders samples.

HST REBATE TO BUILDER

- The Buyer and Seller acknowledge and agree that the HST payable with the purchase and sale transaction contemplated by this agreement of Purchase and Sale is included in the purchase price. Notwithstanding that the purchase price payable by the Buyer includes HST, the Buyer hereby assigns and transfers to the Seller all of the Buyer's rights, title and interest in any rebates, refunds, or credits available including Federal Sales Tax rebates and HST rebates to which the Buyer is entitled in connection with the payment of HST payable on the transfer to the Buyer of ownership or possession of the property.