

Seawatch

at the Shores

CUSTOM HOME SPECIFICATIONS

Schedule "B"

FOUNDATION

- 16" X 6" concrete footing c/w 2 - 15m rebar
- 8" concrete foundation wall c/w engineered rebar
- 3" concrete floor c/w 5" gravel and 6 mil poly
- Continuous perforated PVC weeping tile c/w drain rock
- One coat dampproofing below grade outside - 10 yr warranty
- Independent 4" rainwater collection system
- _____

FRAMING

Floor:

- Engineered wood floor system and/or 2 x 10 joisting
- 5/8 T&G subfloor - glued, nailed and screwed
- Sanded plywood underlay - lino areas only
- 3/8 fir plywood underlay - tile areas only
- _____

Exterior Walls:

- 2 x 6 spruce studs at 16" o.c.
- 3/8 wall sheathing
- 2 x 10 window & door headers
- _____

Interior Walls:

- 2 x 4 spruce studs at 24" o.c.
- Walls to be 8' high
- Bearing walls 2 x 4 / 2 x 6 spruce studs at 16" o.c.
- _____

Roof:

- Engineered trusses at 24" o.c. overhangs as per plan
- 7/16 OSB roof sheathing c/w clips

EXTERIOR FINISH

Roof:

- Shingles Timberline Pabco - 30 yr warranty
- Domed vents and flashings
- Continuous eavestroughing

Siding and Soffit:

- Vinyl Soffit
- Hardie siding and wood accents as per plan
- Cultured stone as per plan
- _____

Exterior Trim:

- 1 x 4, 2 x 8, 2 x 10 primed comb-faced spruce - painted to cover
- Exterior details as per plan
- Pressure treated wood porch c/w wood railing
- Vinyl covered deck c/w aluminum railing per plan
- _____

WINDOW & EXTERIOR DOORS

- Windows to be double glazed vinyl - with thermally broken frames
- Sliding glass doors to be double glazed vinyl - thermally broken frames and lock pin
- Muntin bars - front elevation as per plan
- Insulated embossed panel steel exterior doors
- Entry door brushed nickel Augusta grip set
- Weather stripping all exterior doors
- _____

INSULATION

- Exterior house walls – R20 batt
 - Ceiling R278 blown and/or R28 batt
 - 6 mil CGSB poly vapour barrier
 - All windows felt wrapped
- (Note: Pony walls are insulated, polyed and drywalled)
- _____

DRYWALL

- 1/2" standard walls
- 1/2" board ceilings
- Aquaboard in bathrooms at tub areas
- Round drywall corners - 6 per home
- Ceilings - spraytex
- _____

PLUMBING

- All faucets
- All bathroom accessories to be chrome
- Lawn services - 2 hose bibs
- 40 US gallon hot water tank
- 3 piece rough-in basement (toilet, basin and tub)
- 1 piece tubs and showers with tile trim
- Plumbing fixtures - white standard (colours additional charge)
- Central vacuum rough-in
- Rough-in gas - 3 included
- Rough-in water connection for fridge

ELECTRICAL

- 200 amp electrical service c/w 48 circuit breaker panel
- Light fixtures as per light fixture package
- All plugs, switches and lights as per code
- 2 exterior weatherproof GFI outlets
- Decora light switches standard
- Alarm pre-wire to accessible openings
- Rough wire for Garburator
- Entry door chime
- Bathroom fans as required by code c/w timer/switch on main bathroom fan
- 4 telephone locations/ 4 cablevision locations
- Smoke detectors to code

FLOOR COVERING

- 4 ½ lbs. foam under pad
- Carpet 45 oz. nylon
- Engineered hardwood in kitchen and family room, tile in ensuite, lino in storage

INTERIOR FINISH

- Doors c/w 3¼” casing
- 5¼” painted baseboards
- Brushed nickel hardware
- Quality 96” raised panel maple shaker style cabinets (some upgraded cabinet options standard)
- Wrought iron railing with wood top and bottom rails
- Maple edge and laminate counter tops in bathroom and kitchen
- Full mirrors over vanities
- Custom shelving

HEATING AND VENTING

- High efficiency gas furnace - 5 yr parts and 20 yr heat exchanger warranty or equivalent
- Dryer and hood fan venting

PAINTING

- 2 coats priming acrylic latex throughout
- 1 colour walls and 1 colour trim standard

SITE DEVELOPMENT

- Lots graded and levelled on completion of construction
- Exposed aggregate driveways and front walkways
- Landscaping front yards
- 150 sq ft. aggregate patio

ATTACHED GARAGE

- Garage door pre-finished with embossed steel
- Garage door opener and two remotes
- Finished and drywalled
- Painted - 1 coat

In the continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice.

ADDITIONAL COMMENTS _____

Initials for pages 1-2

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