

ROSEBANK WALK



SCHEDULE "A"

EFFICIENCY STANDARDS

- Low -E Argon casement windows throughout (sliders in basement)
- R-50 insulation in attic
- R-22 insulation in exterior walls
- R-12 insulation to 12" above basement floors
- HRV unit standard
- Compact fluorescent light bulbs (as per electrical layout)
- High efficiency furnace sealed combustion
- Sealed basement ductwork

FOUNDATION & CONCRETE FLOORS

- Footings: 20" poured concrete
- Foundation Wall: poured concrete 8" thick with steel reinforcement (as per plan)
- Parging: cement parging to exposed portions of foundation wall
- Basement Floor: poured concrete with troweled finish
- Garage Floor: poured concrete with troweled finish and reinforcing
- Waterproofing: damp proofing, platon system wrap and weeping tiles connected to storm drain

FRAMING

- Joists: "ALLJoist" pre-engineered floor system
- Subfloor: Real 5/8" T&G plywood, glued, nailed, sanded and screwed
- External Walls: 2"x6" studs @ 16" centres
- Internal Walls: 2"x6" studs and 2"x4" studs
- Roof: pre-fabricated roof trusses @24" centres
- Roof Sheathing: 3/8" sheathing with "H" clips
- Garage Walls: 2"x4" studs @ 16" centres
- Ceilings: 9' main floor and 8' second floor, smooth ceilings throughout

INSULATION & DRYWALL

- Walls: R-22 insulation (exterior walls) and 1/2" gypsum drywall
- Ceilings: R-31 blown insulation at roof
- Garage Ceiling: R-25 foam insulation under second floor area
- Basement: R-12 insulated to 12" from floor (external walls only)
- Vapour Barrier: 6 mil polyethylene
- Garage: fully drywalled with 1/2" gypsum with one coat finishing

ENERGY SAVING HEATING & COOLING

- Heating ducts for future air-conditioning
- Gas fired 75 US gallon hot water tank (rental)
- Gas burning direct vent fireplace with glass front
- Sealed basement ductwork
- Wood mantle and fireplace surround
- High efficiency vented forced-air gas heating system with 95% efficiency furnace, sealed combustion

LUXURIOUS INTERIOR FEATURES

- Swing closet doors throughout
- Cornice mouldings on main floor and 2nd hall (except kitchen, breakfast, laundry)
- Upgraded colonial trim, baseboard, windows & door casings
- Smooth ceilings throughout (except basement)
- Double door linen closet with 4 shelves
- Satin Nickel type finish of high quality interior door hardware including privacy sets for bathrooms and master bedroom

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ELECTRICAL & LIGHT FIXTURES

- 200 amp electrical breaker panel & copper wiring
- Decora light switches and plugs
- All bedrooms have ceiling light fixtures
- Wall lighting in bathrooms, ceiling light in master ensuite shower
- Bathrooms and laundry equipped with exhaust fans
- Stove hood fan exhausted to the outside
- Exterior entrance black lamps
- Chandelier in stairwell
- Capped outlet in dining room for future chandelier
- Allowance for 18 pot lights (12 interior, 6 exterior)
- Smoke detector on each floor & CO detector on bedroom floor
- Electrical outlets in garage for garage door openers
- Front door chime
- 2 Exterior water-protected outlets
- Exterior Outlet with switch, front porch soffit for Christmas lights
- Valance lighting in kitchen

ROUGH-IN AND PRE-WIRING

- 5 RG-6 quad shield cable, 5 RJ-11 telephone, 1 RJ-454 Cat5E Network Cable pre-wiring
- 3-piece bathroom rough-in basement
- Future vacuum rough-in

LUXURIOUS PLUMBING FEATURES

- Vanity in powder room or pedestal sink (as per plan)
- White plumbing fixtures
- Vanity sized mirrors
- Double under mount stainless steel kitchen sink with one-touch pull out faucet
- Laundry tub supplied with swinging spout and double handles, tub and washer connections, floor drain
- Dual lever “Moen” faucets
- Soaker tub in ensuite
- China sink in all bathroom vanities

- Large tiled frameless glass shower with Marble Seat and glass door
- Opening and rough-in of electrical and plumbing for future dishwasher
- Two hose bibs
- “Pex” type water lines
- Low flush water-saver toilet
- Water pressure equalizer (scald guard) in all showers
- Shut-off valves under all sinks

ELEGANT EXTERIOR FEATURES

- “Jeld-wen” Low “E” Argon PVC casement windows throughout
- All operable windows have screens
- Insulated Fiberglass embossed doors (front door with sidelights & transom as per plans)
- Basement windows: PVC sliders Low “E” argon
- Steel embossed garage door with windows
- Brampton brick or Hanson brick, Stucco, vinyl siding, aluminum fascia/soffits as per plans
- Architecturally pre-selected & co-ordinated colour package
- 25 year self-sealing fibreglass shingles, pre-painted metal valleys, roof vents and wall flashings
- Front entrance grip set with deadbolt
- Brick or painted Fibreglass columns and aluminum railings (as per plans)
- Pressure treated wood on all required deck work

STAIRS, RAILINGS & PAINT

- Solid oak classic style railing in natural finish with wrought iron spindles
- Oak and Oak veneer main staircase in natural finish
- 1 paint colour throughout
- Wood trim and doors in white semi-gloss finish
- Pine stairs to basement (unpainted)

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CABINETS & VANITIES

- Upgraded kitchen cabinetry with 36" upper cabinets with crown moulding
- Granite countertop in Kitchen and Master Ensuite (with undermount sinks)
- Bank of drawers in all bathrooms
- Pots and Pans drawer (as per plans)
- Upper cabinets in Laundry room

ELEGANT CERAMIC & FLOOR COVERINGS

- Full height ceramic wall and ceiling tiles in bathtubs, 1 row of wall tiles around roman tub
- Ceramic flooring in front foyer, mudroom, all bathrooms, kitchen, breakfast and laundry
- Tumbled Marble/Glass Mosaic backsplash

- Pre-finished hardwood flooring on main floor living room, dining room, great room, upper landing and upper hall
- Premium quality broadloom with 1/2" foam underlay

LANDSCAPING

- Architecturally designed streetscaping and landscaping
- Fully sodded lot
- Asphalt paved driveway
- Pre-cast patio stone walkway from driveway to front door

Plans, specifications & materials are subject to availability, substitution & modification without notice. This specification sheet is effective for all new construction as of Jan. 2012.

