

# Construction Specification of 560 Lori Place

## General

Builder to provide all management duties for permit and construction process including scheduling, pricing, insurance, sub-trades to complete house. 9 ft ceilings on main and 8 ft on lower.

## Warranty

Standard 2/5/10 year warranty will be provided on accordance with HPO requirements, National Home Warranty

## Exterior

4" vinyl siding in standard color c/w vinyl soffit and aluminum gutters and downpipes wood trim on front windows and doors only and columns as required.

## Roof

30 year weathered wood asphalt shingles over roofing felt.

## Windows

Double glazed vinyl frame windows c/w screens.

## Doors

All exterior doors to be insulated metal in painted wood frames. All interior doors to be paint grade hollow core MDF in Clermont design or similar. The Garage door to be insulated and c/w one door opener and Hardware to be installed as per code.

## Cabinets

Main floor kitchen/ baths to be shaker maple c/w laminate tops, 33" upper cabinets with crown moulding in main kitchen.

## Plumbing

All fixtures are to be white with single lever Moen faucets. Stainless steel kitchen sinks. Bathrooms are (2) tub/shower combo made by Venco or similar and are to be one piece, (1) shower. Toilets and basins to be Cranad or equal quality.

## Heating

Natural Gas high efficiency forced air furnace with a 40 gal capacity gas hot water tank. Roughed in for heat pump. Gas fireplace in main living room with rock finish and a wood mantle. 40 gal electric hot water tank in suite and electric baseboard in suite.

## Electrical

2/100 amp main services, bathroom exhaust, venting, smoke alarms to code with 4 pot lights in kitchen, doorbell and builder's standard light fixtures installed, Decora switches and plugs as per code.

## Systems

Basic rough in vacuum and security system wiring and piping provided. Four (4) telephone and cable outlets provided. All connections paid by resident.



**Drywall**

All walls will have 1/2" drywall with 5/8" on ceilings. Square bead and textured ceilings.

**Paint**

Two (2) coats of eggshell on all walls with two (2) coats of semi-gloss on all trim and doors.

**Finishing**

2 1/4" flat casing on all doors and windows, 5 1/4" baseboards throughout, painted wood spindles as per plans, wood caps on half walls, MDF window liners, 1 mirror to match vanity length, one 18" towel bar and toilet paper holder in each bath.

**Flooring**

Tile in the bathrooms, and in laundry. Carpet on the stairs Laminates in main living/dining, kitchen, bedrooms and hall. Suite tile in the bathrooms, and in laundry. Laminates in main living/dining, kitchen, bedrooms and hall.

**Insulation**

R20 in walls, R40 in attic. R28 over garage, as per code. R12 around suite.

**Closets**

Open metal wire shelving, one each closet, double in walk-in

**Yard**

Driveway/sidewalks are exposed aggregate, yard to be graded to a finishing grade, cedar fenced rear perimeter.

\*\*\*\*\*Any change to the builder's material schedule are to be mutually agreed by both buyer and seller in writing. If there is any increase in costs associated to a requested change order from the buyer the buyer agrees to add the mutually agreed cost + G.S.T. to the purchase price of the subject property. The buyer is responsible for any deposits for any of the upgrades which will be adjusted out at completion \*\*\*\*\*

\*\*\*\*\*The buyers understand this is new construction and as such the buyer give the sellers the right to extend the completion dates by an amount of time required by the builder to successfully complete the construction of the subject property by giving the buyers a minimum of 10 days written notice before completion is set to occur.

\*\*\*The buyer is aware they are responsible for any GST payable on the purchase of the subject property. \*\*\*

\$7500 Credit for the buyers to be used at their discretion for appliances, landscaping etc.

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Buyer

\_\_\_\_\_

Date

\_\_\_\_\_

Seller

\_\_\_\_\_

Date