

SCHEDULE "E"

FINISHED FEATURE



STRUCTURAL

- BCIN Certified Construction Drawings
- Poured concrete footings and foundation
- 2 x 6 Exterior Walls on 16 inch centers
- Engineered Roof Trusses with Eng. Stamped approvals
- Steel beams and posts in accordance with Eng. Design
- Poured 4 in .32 MPA garage floor
- Tongue and Groove subfloor screwed and glued
- Poured concrete basement floor machined trowled
- 2x8 floor joist/Engineered joist system as per plan

EXTERIOR

- Versetta stone where shown on plans
- Maintenance free Vinyl Siding (horizontal on side and rear elevations, board and batten on front) from builder samples
- Matching Soffit, Facia, and eaves trough
- Architectural shingles with manufacturers warranty
- High quality LOW E Maintenance free energy star rated windows
- Insulated patio doors
- Insulated embossed colonial style metal front door
- Raised sectional steel overhead roll up garage door
- Satin Chrome/brushed nickel grip set with dead bolt on front door
- Other doors as per plan satin/brushed nickel deadbolt and knob
- All locks keyed alike
- Landscaped with sod

PLUMBING

- White Plumbing Fixtures
- UFL water saving toilets and insulated tanks
- High quality single lever faucets in bathrooms
- Scald guard and pressure balanced faucets in showers/tubs
- One Piece high quality tub/shower in bathroom (as per plan)
- Tubs and Tub decks as per plan
- Rough in for clothes washer and dryer
- Double Stainless steel sinks in Kitchen
- High quality kitchen single lever faucet
- Two frost free exterior hose bibs
- Three piece rough in for future basement bathroom

ELECTRICAL

- 100 AMP Electrical Service – Copper wiring throughout
- Combined Interconnected smoke and carbon monoxide detector on each level
- White decora light switches throughout
- Ceiling light fixtures in all rooms
- Satin chrome/Brushed Nickel Vanity lights in bathroom
- Dining room light outlet capped for future fixture
- Exterior Light package at front and rear and garage doors
- Weather proof outlets at front and rear of house
- Ceiling electric outlet(s) for future garage door opener(s)

ENERGY EFFICIENCY

- Complete air barrier construction to minimize heat loss
- H.R.A.I Certified duct design and heat loss calculations
- High Efficiency forced air gas furnace
- Heat Recovery Ventilation System
- High efficiency Water Heater (rental)
- Programmable thermostat
- Dryer exhaust pipe vented to outdoors
- Energy rated exterior doors and windows
- Exterior openings sealed
- R50 Insulated Attic
- Ducts sized for future air conditioning

INTERIOR FINISHES

- Colonial Style Baseboards, window casements, and door trims
- Choice of High quality Vinyl flooring from builders samples in wet areas
- Choice of High quality Laminates from Builder Samples in main living areas. Color Choice of 40 oz broadloom in bedrooms
- Professionally designed Kitchen with choice of cabinets and arborite counter tops from builders samples
- Quality satin chrome/brushed nickel door hardware
- Pre finished shelving and rods in closet
- High quality semi-gloss white paint on trim

Features and Specifications as described apply only where shown on plans. All plans and specifications are subject to modification from time to time at the sole discretion of the vendor. Exterior elevations will be similar to renderings shown but not necessarily identical. Substitutions made by vendor will be subject to the terms and conditions of Tarion. Exterior elevations, front porches are subject to changes created by grade conditions and/or architectural control. E * O.E. Sept 2016