

Schedule B1

Winchester Park subdivision Phase 4

Architectural controlled exteriors

- 8" poured concrete foundation
- Concrete basement wall to be exposed up to 14" above grade
- Post and beam construction
- Engineered floor systems
- 5/8 spruce plywood on floor glue and screwed
- 2x6 exterior walls with 7/16" aspenite sheathing
- 9' ceiling main floor
- 8' ceiling second floor
- Tyvek house wrap
- R22 insulation in walls
- R20 basement wrap to 8" above basement floor
- R60 Attic insulation
- Spray foam insulation in garage ceiling when living space above
- Engineered roof trusses
- 3/8 plywood roof sheathing
- Vinyl low E casement windows front back and sides with mullions in glass at front and upgraded rear and side elevations
- Basement windows to be sliders
- Brick on all houses with stone or stucco as per plan
- Concrete # sign
- Aluminum soffit, fascia and eave-strough
- 25 year asphalt shingle
- 8x7 sectional insulated garage doors
- Poured concrete porches
- Crushed gravel driveways
- Pre-cast patio slabs for walkways
- Sod front, side and rear yards
- Steps from rear door to grade if applicable (2' or under)
- 35" standard fire place with black marble surround with standard mantel painted white

INTERIOR FINISHINGS

- Garage drywall one coat of tape unsanded and primed
- 1/2 drywall
- Stippled ceilings
- Washable latex paint with choice of one colour throughout, 7 different colours to chose from builders samples.
- Trim and doors to be white
- Series 800 6 panel standard door
- 2-3/4" casing and 5-1/4" base-board standard
- Wire shelving in closets
- Lever grip sets throughout
- All kitchens bath and foyer to be ceramic from builders standard samples
- All main floor hallway, living room, dining room and office to be hardwood. From builders standard samples
- All bedrooms and upper hallways to be carpet from builders standard samples
- Oak stairs where applicable stained to match hardwood
- Railing is oak cap with metal spindles and oak post stained to match hardwood from builders standard samples
- Carpet or paint grade stairs on secondary entrances or all two storeys going to the basement

KITCHENS

- Standard kitchen layout as per plan
- Maple shaker style door from builders standard samples
- Single pull door handles
- 36" uppers cabinets
- Stainless steel hood fan
- 3/4 "granite counter tops from builders standard samples
- Double under mount sink
- Delta trinsic kitchen faucet
- Heavy duty outlet for stove
- Crown molding on cabinets
- 3' by 4' island standard

BATHROOMS+ENSUITE

- White PVC cabinets
- Glass shower enclosure in ensuite
- Formica countertops
- Standard sinks
- Delta standard 4" center faucets
- American standard toilets
- Mirrors
- (toilet paper holder and towel bars not included)
- 3 piece bathroom rough in in basement (drains only)

LAUNDRY ROOM

- 30" PVC cabinets up to 5' in length
- Hookups for washer and dryer
- Laundry tub in room if applicable if not it will be installed in the basement

HEATING

- Direct vent gas fireplace with black marble surround and standard mantel painted white
- High efficiency gas furnace
- Heat recovery ventilator
- 50 gallon gas rental tank(homeowner must sign rental agreement prior to closing)
- Duct work
- Brown or white floor registers
- White wall registers

ELECTRICAL

- 200 Amp service
- Decora switches and plugs
- Timers on bathroom fans
- Garage door opener outlets
- Central vac rough-in
- Soffit outlet
- Gfi in kitchen bathrooms and exterior outlets
- Strobe light smoke and co2 alarms hardwired
- 10 pot lights owners location
- 2 pendent lights over island
- Under mount cabinet lighting in kitchen
- tv ready
- carriage lights

- A. The undersigned purchaser(s) will take no steps which will obstruct or alter the premise or alter the grading of the property in any way which will affect the drainage pattern as approved by the municipality.
- B. Any upgrades or changes must be paid for in full before they will be implemented.
- C. The builder shall not be liable for reasons beyond his control, such as strikes, bad weather, shortage of materials, shortage of labour, acts of god and in such even purchaser(s) agree to give the builder additional time to complete the work and the builder agrees to postpone the closing date until the house is complete.
- D. Variations in uniformity and colour from vendors samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- E. Number of steps at front a rear may vary of that shown according to grading conditions and municipal requirements.
- F. Owner agrees to allow right away on property until sodded.