

ROBANNAH DEVELOPMENTS
STANDARD BUILDING
SPECIFICATIONS
SCHEDULE "A"

CONCRETE

Footings - 6" X 20" 20M.P.A. Type 10 Concrete Strip Footings
Foundation Walls - 8' High Steel Reinforced with #10 Re-bar
8" Thick Type 10 20 M.P.A. Concrete
4" PVC Perimeter Drains.
Tar snap tie holes and spray with damp proofing
Crushed rock around perimeter drains.
Basement Floors - Poured on 6ml Poly on 4" of sand. 20 M.P.A. Concrete Type 10
3.5 Inches thick
Front Steps & Driveway - Poured in place 30 M.P.A. Concrete Steel Reinforced with
#10 Rebar. Exposed Aggregate Finish.
Sidewalks Poured 36" Wide, 3.5" Thick On Sand Base.
Driveway Poured To Width Of Garage, 3.5" Thick On Sand Base.

FRAMING MATERIAL

Floor Joists - 2X10 K.D. Fir Joists @ 16" o.c.
Sub Floor – 3/4" T&G OSB Gold Edge Plywood Glued and Nailed.
Exterior Walls - 2X6 Spruce Studs @ 16" o.c. with 3/8" Spruce or O.S.B. Sheathing
Interior Walls - 2X4 Studs @ 16" o.c. 8' Main Floor Walls 8' Second Floor Walls.
Roof Framing – Engineered Roof Trusses
Roof Sheathing - 7/16" O.S.B. Sheathing

ROOFING

30 Year Fiberglass Shingles

WINDOWS

All windows Dual Glazed PVC Vinyl with 10 yr limited warranty.
Windows to be PVC Sliders.
Note: High Energy Efficient Glass Windows

EXTERIOR DOORS

36" Front Entry Doors. Steel insulated Doors – 6 panel.
Rear Doors 36" Steel Insulated One-Lite French Doors or sliding glass.
Garage To House Door Steel 100W - Slab Door c/w Door Closer.
All Garage Doors Steel Insulated c/w Garage Door Opener - 2 Car Remote Control

EXTERIOR FINISH

Exterior to be done in Hardy plank and basic timber framing and combed faced painted fascia boards.

All Soffits Pre-Finished vinyl - 5" Metal Eavestrouthing.
Stone Accents, upgraded timber framing packages available, as per Plans.

INSULATION & DRYWALL

All Exterior Walls 5 1/2" R-20 Fiberglas Insulation c/w 6ml Poly Vapour Barrier
Attic Insulation Blown R-40 Insulation c/w 6ml Poly Vapour barrier
Poly Vapour Hats around All Electrical Outlets
Caulking Around All Openings and Sill Plates
All Walls & Ceilings 1/2" Drywall Screwed To Studs
Type X Drywall on all Firewalls and Garage Walls 5/8" Thick.
Standard Stipple Texture Throughout All Ceilings
Upgrade Soft line Corners
Elegantly Appointed Drywall Window Return with Wood Window Sill

PLUMBING & HEATING

Electric Baseboard Heating.
Standard Thermostats.
White Floor Registers
Exterior Venting for Dryer and Bath Fans
Kitchen Hood Fans Vented to the Exterior.
Upgraded 1" Water Lines.
40 Gallon U.S. Hot Water Tank.
2 Frost Free Lawn Services.
Rough-in Double Plumbing in Basements.
1 Piece Venco 6034 Fiberglas Tub and Shower Combinations
All Faucets Moen Eva Single Lever In Brushed Nickel.
Stainless Steel Kitchen Sink QDL2031
Enviro-Friendly 6L American Standard Cadet 3 Toilets
Laminate Bathroom Counter Tops

INTERIOR & EXTERIOR PAINTING

1 Coat Latex Sealer Before Finishing
2 Coats Latex Paint Throughout Home
1 Coat Stain & 2 Coats Lacquer on Stained Woodwork
2 Coats Oil Exterior Paint on Front Exterior Door
All Interior Paint Lo-Sheen or Egg Shell Finish
Maximum 3 Different Interior Colours

MIRRORS, HARDWARE, AND BATHROOM ACCESSORIES

Mirrors Full Length of Bathroom Vanities
Pewter Towel Bars & Paper Holders
All Exterior Doors c/w 1 Dead Bolt & 1 Key Lock
All Interior Door Locks and Passage Sets Pewter Weiser, Galiano series.
Pewter Bi-fold Door Knobs

CABINETS

Custom Harbour Cabinets Throughout
Entry PVC Arctic White.

All Counter Tops are Under-wrap Laminate in Kitchens & Bathrooms.
Cabinet Allowance - \$5,950.00 plus GST , base package.

INTERIOR FINISHING

All Interior Doors Cheyenne Masonite Doors.
1 x 4" Pine Primed Casing and Baseboards Throughout
Pre-Finished Closet Shelves - 1 Rod and Shelf per Closet
Metal and Stained Railings on all Stair Cases, mushroom cap top rail.
Caps In Fir Or Maple.
Stained Fireplace Mantles – Top Only in Fir or Maple.
Stone Surrounds all Fireplaces.

FLOOR COVERINGS

Standard Builder Packages Available.
Package Includes Carpets - Berber or Plush - Linoleum, Laminate and Slate entry.
Standard Package Allowance - \$ 6,500.00 plus GST, Base Package

ELECTRICAL

All Plugs and Switches to be Placed as Per Electrical Code
Copper Wiring Throughout
200 Amp Service - 40 Circuit Panel - 6 Pair Phone Line - Cable TV Line
100 Amp in suite.
3 Cable TV Outlets Per Home
3 Telephone Outlets Per Home
220 Volt Wiring for Stove and Dryer Connections
Smoke Detectors as per Code
Standard White Electrical Switches Throughout
Garage Door Opener c/w 2 Transmitters.
Ground Fault Plugs in All Bathrooms and Exterior Outlets
Standard Builder Lighting Package
Lighting Allowance \$800.00 plus GST, Base Package

SPECIAL FEATURES

All Exterior Railings in Aluminium Painted White or Taupe.
Driveway Exposed Aggregate.
10 Year Vinyl decking
8' Ceilings on Main Floor.
Garage Insulated, Dry-walled And Primed With 1 Coat Of Paint.
Lot Is Rough Graded And Left Ready For Black Dirt For Landscaping.

UTILITIES & LEGAL

Cost of Building Permits, Site Survey Certificates, and Compliance
Certificates Are Included In The Purchase Price.
Course Of Construction Insurance, and Liability Insurance is Included while under
construction.

Hydro by owner from vault

Well existing

All septic by owner

**Land Transfers And Mortgage Placement Costs, are the responsibility
of the Purchaser.**

Property Tax and GST, are the responsibility of The purchaser.

**SELECTED OPTIONAL EXTRAS TO BE INCLUDED IN SCHEDULE "B" OF
THE
CONSTRUCTION AGREEMENT.**

OPTIONAL EXTRAS:

- Optional - High Efficient Low E Windows.
- Optional - Complete Basement Development.
 - Optional - Electronic Air Cleaner.
 - Optional - Power Humidifier – HRV.
- Optional - Garb-orator In Kitchen Sink.
- Optional - Complete Vacuum System.
 - Optional - Complete Alarm System.
- Optional - Gas Line To Kitchen Stove and Dryer & Fireplace.
 - Optional - Soft Line Drywall Corners.
 - Optional - Fencing & Landscaping.
- Optional - Free Standing Laundry Sink In Garage
- Optional - Rough-in Future Fireplace In Basement
- Optional – front fibreglass or wood door available.
- Optional – painted ceilings and foam cove moldings.
 - Optional – sound pre-wire packages available.
 - Optional – alarm pre-wire packages available.
 - Optional – vacuum pre-wire packages available.
 - Optional – built in vacuum systems available.

NOTES: – Please Check Off Options Required.

Other Options Available For Purchase Supplied By Others.

Optional – yard maintenance program available.

Optional – property management program available in the Spring of 2008.