

V Standard Specifications

Olde Clover Village

LOT SERVICING, PERMITS & FEES:

Underground sanitary sewers, water , electrical, gas , cable TV & Telephone. (hookups based on 6 meter setback, additional charges will apply if set back further)

Surveyors Real Property Report: SURVEY Included.

Building permit & lot levy fees included.

Tarion Warranty fee not included purchase price and charged as a extra on closing.

All Vanderwielen Homes carry the 7 year Tarion Warantee.

BASEMENT & FOUNDATION:

Poured concrete 9 inch basement walls with damp proofing below grade.

4 inch perforated weeping tile covered in 3/4 inch clear washed stone where applicable.

Drainage layer moisture barrier applied to exterior foundation walls.

3 inch poured concrete basement floor with troweller finish.

GARAGES:

Poured 4 inch concrete floor

Painted metal sectional doors(s)

Electrical outlet, overhead lighting & pre-wired for garage door opener(s)

Drywalled one coat of taping compound, one price coat of paint.

FRAMING:

Quality 2"x6" wall framing at 16 " O.C.

Entire home sealed on exterior walls with 6 mil poly vapour barrier system

Choice of 5/8" spruce plywood or 3/4" OSB high quality waster resistant sub floor.

All sub floor glued and screwed to floor joists.

Additional 3/8" spruce plywood under ceramic tile.

Engineered roof trusses at 24inch O.C.

7/16" per engineered roof sheathing.





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INSULATION:

R-22 in walls and 6mm vapour barrier
R-60 blown roof insulation above heated areas
R-24 basement foundation blanket

HEATING/ELECTRICAL/PLUMBING:

High efficiency forced air gas furnace (96% efficient, 2 stage gas valve ECM high efficiency fan motor.)
Central air conditioning sized to home
HRV fresh air ventilation system.
Digital programmable thermostat
Gas fired hot water heater (Rental)
100 amp electrical system with copper wiring & breaker panel
Heavy duty stove and dryer outlets
Two speed range hood fan vented to the exterior
Extra quiet exhaust fans in all finished bathrooms
\$ 1000 lighting allowance plus 8 pot lights, including door chimes.
Please note any fixtures taking more than 30 mins to install will be subject to additional charge based on hourly rate. Smoke detectors on all floors & one CO2 detector
Rough in for 4 cable TV / 4 phone outlets
Roughed in Central Vacuum
Gas fireplace in great room with choice of ornate wood & tile mantle or cultured stone facade.

PLUMBING:

Double stainless steel kitchen sink with ledge back
White toilets & sinks & choice of one piece acrylic fibreglass tub or extra deep acrylic white tube with ceramic tile enclosure.
High quality single lever faucets in kitchen & baths.
Basement rough in 3 pc bathroom.
Non-scalding , pressure balanced faucets in all tubs and showers.
2 exterior water taps with inside shut off





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Wasbo plastic plumbing & ABS plastic drains.

Two exterior faucets

Rented tankless hot water heater -- 10 year rent to own

WINDOWS AND DOORS:

High quality double glazed, Low e glass windows in choice of three extruded colours, vinyl frames with screens

3 maintenance free extra large basement windows, 2 @24" x 48 " and 1@51" x 32"

Pre primed insulated steel clad exterior entry doors with high performance security dead bolts.

"Concealed" door closer on door from garage.

All windows and outside doors fully caulked with quality materials.

INTERIOR FINISHING:

2 3/4" colonial casing plus 4" colonial painted baseboard

Walls of living area to have two coats of quality paint.

Choice of Three (3) colours

Deep base colours extra.

California style (orange peel) textured ceilings.

Eggshell latex paint to be used in kitchen & baths

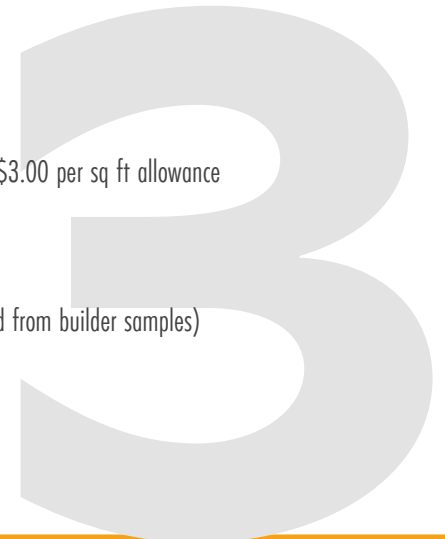
Paint grade stairway to 2nd level with hardwood hand rail & iron spindles as per vendors samples.

Hardware: Choice of polished brass, nickel or aluminium finish.

Ceramic tile flooring: included in all wetted areas as per vendors samples. (12 x 12 or 12 x 24 tiles , standard grid pattern) (\$3.00 per sq ft allowance including tax)

Hardwood flooring: TWO STOREY--hardwood in the balance of the main floor

ONE FLOOR--hardwood or ceramic in main rooms and hallways with the exception of bedrooms (oak hardwood from builder samples)





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High quality broadloom: in all bedrooms and hallways with high quality, high density under pad (allowance \$3.25 per sq ft including carpet, under pad, installation and taxes.)

High quality custom built kitchen cabinets, with crown moulding and lighting valances & bathroom vanities. Various wood finishes available.

Quartz or granite tops in kitchen and bathrooms.

Stainless steel range hood ducted to exterior.

Maintenance free, ventilated vinyl coated wire shelving in all closets.

Vanity length mirrors in all finished bathrooms

EXTERIOR FINISHING:

Brick on exterior walls where noted on plans

Brampton brick (\$4.20 per sq ft) premier size allowance CLAY BRICK

High quality vinyl siding in gables and 2nd floor areas as in plans.

35 year "Lifetime" warranty shadow blend, asphalt roof shingles

Entire lot to be graded.

Sod for the entire lot.

Driveway 18 feet in width and front walkway to be paver stone to a maximum of 650 sq ft.

WARRANTY: All homes covered by the Tarion Warranty Program with 7 year coverage against major structural defects.



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