



## VANDER WIELEN DESIGN & BUILD INC.

### Standard specification sheet

#### LOT SERVICING, PERMITS & FEES:

- Underground sanitary sewer, water, electrical gas, cable TV & telephone.  
Hookups based on 6 meters setbacks, additional charges will apply if set back further
- Surveyors Real Property Report; Survey included
- Building permit and lot levy fees included
- **Tarion Warranty fee is not included in the purchase price and is charged as an extra on closing All Vander Wielen Design & Build Inc. Homes carry the 7 year Tarion Warranty**

#### BASEMENT & FOUNDATION

- Poured concrete 9 inch basement walls with damp proofing below grade
- 4 Inch perforated weeping tile covered in  $\frac{3}{4}$  inch clear washed stone were applicable
- Drainage layer moisture barrier applied to exterior foundation walls
- 3 inch poured concrete basement floor with a smooth trowelled finish

#### GARAGES:

- Poured 4 inch concrete floor
- Painted metal sectional door(s)
- Electrical outlet per bay, overhead lighting and pre-wired for garage door opener(s)
- Drywalled with one coat of taping compound

#### FRAMING:

- 2"x6" exterior wall framing at 16" O.C. with 2"x4" interior wall framing at 16" O.C.
- Entire home sealed on exterior walls with Typar Building Wrap and 6 mil poly vapour barrier on interior of exterior walls

## Schedule "A"

- 3/4" OSB high quality water resistant sub floor
- All sub floors glued and screwed to floor joists
- Additional 3/8" spruce plywood under all ceramic tile areas
- Engineered roof trusses at 24 inch O.C with 7/16" OSB roof sheathing as per engineering

### INSULATION:

- R-22 in above grade exterior walls and sealed with 6mm poly vapour barrier
- R-60 blown in roof insulation
- R-20 blanket insulation on exterior basement walls

### 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 on demand hot water heater (rental)
- 100 AMP electrical system with copper wiring and 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
- **\$1.00 per square foot LIGHTING ALLOWANCE + 10 POT LIGHTS**, including door chime
- **Please note** lighting fixtures requiring more than 30 mins assembly are subject to **Extra Charges**
- Smoke detectors on all floors and in all bedrooms with CO2 detectors as per code
- **Rough in for 4 outlets.** Choice of cable/telephone/Cat-6 cables totalling **4 outlets**
- Roughed in Central Vacuum
- **Gas Fireplace** in great room with choice of ornate wood/tile mantle or culture stone/  
tile façade

### PLUMBING:

- Double stainless steel kitchen sink with ledge back

## Schedule "A"

- White toilets and sinks and extra deep acrylic white tub with a ceramic tile enclosure
- High quality single level faucets in kitchen and baths
- Basement to include rough in for a 3 piece bathroom
- Non-scalding pressure balanced faucets in all tubs and showers
- Wirsbo/PEX plumbing supply lines and ABS plastic drains
- 2 exterior water faucets with inside shut offs

### WINDOWS AND DOORS:

- High quality double glazed low E glass windows in white vinyl frames with screens
- 3 maintenance free extra-large basement windows; 2 - 24"x48" and 1 - 51"x32"
- Pre-primed insulated steel clad exterior entry doors with high performance security dead bolts
- Insulated garage door(s) from Carwal
- All windows and outside doors fully caulked with quality materials

### INTERIOR FINISHING:

- 2 3/4" colonial casing plus 4" colonial painted baseboard
- Walls of all living areas to have one primer coat and two coats of quality paint
- Choice of 3 wall colours Deep base colours and extra colours incur extra costs
- California style (orange peel) textured ceilings
- Paint grade stairway to second level with hardwood oak railing and aluminum spindles
- Hardware; Standard choice of polished brass, nickel or aluminium finish as per vendor's samples
- **Hardwood Floors** in great room within \$5/square foot
- **Ceramic Tile flooring included** in all wetted areas as per vendor's samples up to \$3/square foot
- **High Quality Broadloom** (Carpet) in the balance of the main floor, all bedrooms, and the hallways. High quality high density under pad for all broadloom areas. \$3.25/square foot including carpet, under pad, and installation
- **Quality Custom Built Kitchen Cabinets** with crown moulding and lighting valances and tier 1 Granite or quartz counter tops.  
**\$9.00/square foot for a ranch home and \$7.00/square foot for a 2 storey home** including all counter tops and sinks for kitchen and all vanities throughout
- Maintenance free ventilated vinyl coated wire shelving in all closets

Schedule "A"

- Vanity length and/or profiled mirrors in all finished bathrooms

**EXTERIOR FINISHING:**

- Brick on exterior walls where noted in plans
- Brampton brick (\$4.20 per square foot) premier size allowance CLAY BRICK
- High quality vinyl siding in gables and 2<sup>nd</sup> floor areas as mentioned in plans
- 35 year Lifetime Warranty Shadow Blend asphalt roof shingles
- Entire lot to be graded and fully sodded
- 18 feet wide driveway with front walkway to be handy paver stone to a maximum of 800 sf

**WARRANTY:**

All Vander Wielen Design & Build Inc. homes to be covered by the Tarion Warranty Program with 7 year coverage against major structural defects

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Purchaser Purchaser Date

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Builder Date