

GENERAL

Services included

Building Permits
Zoning Memorandum
5 year New Home Warranty
Build Insurance (Prior to possession)
Site Clean up
Post Construction House Cleaning
Duct Cleaning
Basement to remain unfinished unless otherwise noted

LOT

Serviced Lots

Sewer
Water
Hydro
Gas
Location of electrical panel is predetermined by Manitoba Hydro. Relocation costs will be the homeowners responsibility

EXCAVATION

Excavation

Basement excavated
Home to be backfilled
Rough Grade and final levelling around ground of house

Structural

House to be on concrete piles as per engineers plan
Concrete to be steel reinforced as per plan
8" thick basement walls
4" perforated weeping tiles
Engineered floor joists
5/8" tongue and groove standard grade plywood subfloor screwed and glued down
Sump pit complete with drain tile
Structural wood floor as per engineered plans

WALLS / ROOF / GARAGE

House Walls

Exterior wall: 2x6 at 16" on centre
7/16" plywood sheathing on exterior walls
Interior walls: 2x4 at 16" on centre
Basement exterior walls: 2x4 at 24" on centre
Wall heights are to be as per plans

Ceilings

All ceilings to be flat drywall finish
Basement unfinished unless otherwise noted

Roof Construction

Engineered and design trusses as noted on plan
Overhang as per plans
Venting as required
7/16" OSB roof sheathing complete with "H" clips
Roof slope to be as per plans
30 year architectural shingles as per Selections Schedule

Garage

Attached double car garage as per plans
Garage Floor: 5" concrete on gravel or equivalent
Approach as per site plan

WINDOW DOORS

Doors

As per selections Schedule

Windows

Fiberglass black duxton windows

Triple glazed

Low E/Argon

Drywall returns on interior of all windows

Windows to be as per plans

Black interior and exterior frames

EXTERIOR

Approach and Driveway

Garage dimensions to be as per plans

Approach to be as per plans

18" on centre steel

5" Concrets

Sidewalk

Concrete sidewalk to front steps (4' wide x 25' deep)

Steps

Concrete front steps

Piled as per plan

Handrail (if required by code)

Deck

Rear deck to be as per plans

Composite decking included

Exterior Finishing

As per selections Schedule

5" black aluminum eavestroughs and downspouts complete with 5' retractable extension

Foundation walls to parged (Grey)

INTERIOR

Insulation

Exterior Walls: R22 fiberglass batt

Attic: R50 blown fiberglass

Garage: No insulation

Basement exterior walls: R22 with 6 mill poly (caulked and sealed)

Spray foam insulation to main and 2nd floor joist ends

Sound reducing "batt insulation" to bedroom and bathroom interior walls

Drywall

Ceilings/Walls: 1/2" ceiling board (taped, and ready for paint). Application with screws

Square corner beads

Garage: No drywall

Basement: No drywall unless otherwise noted

Paint

Interior walls to receive 3 coats of latex base (1 primer, and 2 finish)

Wall paint colour: As per selections Schedule

Ceiling paint colour: As per selections Schedule

Garage: 1 coat primer and 1 coat finish

FINISH

Woodworking

As per Selections Schedule

Stairs

Carpet grade stairs

40" wide closed riser or as per plan

Black metal interior handrail and railing

Shelving

As per millwork plans

Bathroom Accessories

As per Selections Schedule

Hardware

As per Selections Schedule

Fireplace

As per Selections Schedule

Flooring

As per Selections Schedule

Lighting

As per Selections Schedule

CABINETS

Kitchen & Bathrooms

Kitchen and bathrooms to be as per millwork plans

Finish options: as per Selections Schedule

Melamine interior shelving and drawers

Kitchen island to include c/w plug as per code

Laundry

As per Selections Schedule

Bathroom

Bathrooms as per plan - Vanities included in cabinet allowance (see item 3.1)

Full width mirror on all bathroom vanities

HVAC

HVAC

Supply and install Lennox ML196 gas furnace, including gas piping and venting

Supply and install Lennox ML14KP1 heat pump, includes brackets, mounted to the side of the house

Includes digital programmable thermostat

Includes condensate drainage as required

Range hood vented to exterior

Dryer exhaust vented to exterior

Bathroom exhaust tied into HRV

Provide 1 supply air and 1 exhaust to HRV for the crawlspace

included); - Supply and install HRV, including timers

Includes gas piping for fireplace (fireplace supplied by others)

HRV testing and balancing

Includes gas permit

Gas to rear deck

GARAGE EXHAUST FAN

Supply and install exhaust fan in the garage

Includes ductwork and exhaust hood

Includes humidistat

ELECTRICAL

Electrical General

As per electrical code

200 AMP electrical panel

1 Range plug

1 Microwave plug

Washer/Dryer plug

Appliance connections included

1 Island plug

2 Exterior all weather plugs

Decora light switches

Interior GFI as per code

Carbon monoxide/smoke detectors as per code

Connection of: Furnace, air-conditioner, hot water tank, garage door opener, and HRV

Copper wiring

3 multi-outlets included

Built in Audio & Security

PLUMBING

Plumbing General

Supply and install ABS drainage and venting; Supply and install PexA waterlines

Install plumbing fixtures for main

Includes below grade rough-in for future basement bathroom and bar

Tubs/Showers screwed in place by others, connected to drainage and waterlines

(x1) 60 gallon electric hot water tank

Supply and install (x2) frost free hose bibs

Includes (x1) laundry box

Includes furnace room floor drain

Includes sump pump and discharge piping (pit supplied/formed/installed by others)

Includes connection to dishwasher

Includes radon piping as per code

Includes plumbing permit

Garburator installation in kitchen

Waterline to fridge

Bathrooms

All fixtures to be as per plans and Selections Schedule

APPLIANCES**Appliance Package**

As per Selections Schedule

**ADDITION
OPTIONS INCLUDED****Lower Level Development**

Basement to remain undeveloped
unless otherwise noted.
