



EXTERIOR

- Premium Fiberglass shingles from Vendor's samples with 35 year warranty
- Solid vinyl windows
- Allowance for front door. All allowances are tax inclusive
- Basement door 6-panel vinyl clad
- Patio 5 foot sliding or full french or as per plan
- Steel slab vented door for garage if applicable
- Basement window wells to be constructed of pressure treated wood
- Dark color vinyl siding & trim from vendor's samples
- Aluminum fascia
- Low E Argon windows
- Dryer vent
- 2 exterior hose bibs
- 2 exterior electrical outlets
- Exterior window & door trim, front of home (Composite maintenance free material)

INTERIOR

- 2 1/2 inch doors & window trim, 4 inch base & selection of doors as per vendors samples
- Bi-fold doors at closets
- Door headers, window ledges & crown moldings in the main areas of first floor as per vendors samples
- Rounded drywall corners
- Custom interior paint colors from vendors' selection
- Purchaser's choice of 5 paint colors
- Clothes rods & shelves in all closets
- Flooring allowance as per purchase & sales agreement included
- Railing included as per plan
- Kitchen cabinet & bathroom vanities allowance as per purchase & sales agreement included
- Cable television & telephone pre-wire at five (5) locations
- Exterior basement walls framed, insulated with basic electrical

FRAME CONSTRUCTION

- Exterior walls 2" x 6" studs
- Interior walls 2" x 4" wood or metal studs as selected by the builder
- Floor joists as per plan
- Flooring 5/8" T & G plywood or Structure Gold, apartment OSB if applicable
- Pre-Engineered roof trusses
- 7/16 O.S.B on exterior walls
- 1/2" plywood for sheathing on roof truss
- R-19 Fibreglass insulation in the walls
- R-50 attic insulation with insulation hatch
- Tyvek building wrap
- Super six-poly vapor barrier
- Concrete floor finished in basement

ELECTRICAL & HEATING

- Light fixtures, door chimes, smoke detectors, range hood & bulbs supplied by Purchaser
- Lighting allowance as per purchase & sales agreement included
- Electric baseboard heaters
- Electronic thermostats
- Garage taped, if applicable
- Energy efficient vapor sealed exterior wall outlets
- Heat recovery ventilator

PLUMBING

- White plumbing fixtures
- One-piece fiberglass tub or shower unit in main bathrooms
- Double stainless steel sink in kitchen
- Rough in for dishwasher where applicable
- Clothes washer hook-up
- 40-gallon hot water heater
- Taps & faucets included

BASEMENT

- Concrete footings & walls as per plan
- Damp-proofing & weeping tile
- Bearing walls or posts & beams as per design

SITE WORK

- Front & side landscaping
- Paved double driveway approximately 20'w x 25'd
- Front steps to be pressure treated lumber
- Rear deck approximately 10'x12' of pressure treated lumber with steps to garden
- *Purchaser will be solely responsible for any & all repairs to the driveway, walkways & all landscaping that is necessary if the Purchaser completes these improvements prior to the installation of the sidewalks & the final inspection of the water shut-off valve by the municipality

WARRANTIES

- Vendor to supply survey & real property
- Construction to City of St. John's building regulations
- 7-year warranty from Atlantic Home Warranty Program
- Siding, windows, shingles, doors, HRV, etc. covered by manufacturers warranties
- Builder to supply occupancy permit
- Twelve month revisit for plaster touch-up

MISCELLANEOUS

- House plans included in purchase price to a maximum of \$500

