



STONEHAVEN HOMES SCHEDULE "A" SPECIFICATIONS

BUILDING PERMIT, SURVEY, LOT LEVIES, ARCHITECTUAL DRAWINGS, TARION ENROLLMENT PAID BY BUILDER

FOUNDATION

9" thick foundation walls
Concrete floors 3" thick
Garage Floors 4" thick
Foundation above grade to be cement Parged
Perimeter weeping tile hooked to sump pump
Foundation walls wrapped with Platon waterproof system
Garage Floors to be saw cut

BUILDING CONSTRUCTION

2"x6" exterior walls with rigid insulation

5/8" plywood subfloor nailed, glued and screwed
3/8" roof sheeting
2"x10" floor joists kiln dried
25 year self sealing shingles
48" x 30" basement windows
Garage doors are non-insulated

PLUMBING

Double basin stainless steel kitchen sink
Moen or Delta faucets used throughout
Showers/Tubs to have pressure balanced scald guard
Laundry tub included
2 exterior water outlets
50 Gallon hot water heater rental supplied/installed
Shut off valves under sinks
Rough in for 3 piece bath in basement

HEATING/COOLING

High efficiency forced air gas furnace (95% 2 stage)
High Efficiency Air Conditioner
Programmable thermostat
Fully Ducted HRV System Throughout

INSULATION AND DRYWALL

orange peel ceilings except bathrooms and closets
R-50 attic blown in insulation
R-12 Insulation Blanket in Basement
Living space above garage to be spray foamed R-31
Garage fully Drywalled insulated one coat mud no paint

ELECTRICAL

100 Amp electrical panel location chosen by builder
\$1500 lighting allowance **8 LED Potlights**
Decora switches
Decora receptacles used at counter height
Garage Door Openers roughed in
Roughed in for Dishwasher, Central Vac, and Alarm
2 exterior outlets
3 pre wired cable and 2 phone outlets

FLOORING

Ceramic Tile included in Foyer, Kitchen and Baths
from builder samples 12x24
8.5 lb/9.5mm hi-density underpad for plush carpet areas

CABINERY

Kitchen cabinets inc. crown mold and light valence
Dishwasher and Microwave location included
Dual Speed range hood included

TRIM & PAINT

Series 800 interior doors
All trim and Jam colonial mdf paint grade
Carpeted stairs, with medal spindles from samples
Gripset for front Door from samples
3 paint colours included finished with "washable" satin or eggshell throughout

FOXBOROUGH ESTATES GRANITE ALLOWANCE \$7000