



## STONEHAVEN HOMES SCHEDULE "A" SPECIFICATIONS

BUILDING PERMIT, SURVEY, LOT LEVIES, ARCHITECTURAL 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

### CABINETS

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