



SCHEDULE "B"

Sherwood, London ON

EXTERIOR

- Completely serviced lot
- Lot fully graded and sodded
- 9' Main Floor
- Limited Lifetime Architectural Shingles
- Dashwood "Low E" argon gas casement windows
- Oversize Basement Windows (egress) standard
- Window wells to include "big O" drainage tile
- Aluminum soffit fascia and eavestrough
- Interlocking Handi Paver Driveway & Walkway
- Patios/Decks included per plan

BUILDING CONSTRUCTION

- 2" x 6" exterior walls with rigid insulation (R20 batts with 1" R5 rigid = R25 walls)
- 9" poured concrete foundation walls
- 7'10" foundation height
- Foundation walls damproofed and membrane wrapped with platon waterproof system
- Saw cut garage floors
- TJI Floor System
- 3/4" tongue and groove OSB – dricore sub floor nailed, glued and screwed
- Roof sheeting 7/16" OSB
- 1/2" drywall used throughout
- Sag resistant drywall used on insulated ceilings

HEATING & COOLING

- Dual Stage High Efficiency Lennox furnace – 95%
- High Efficiency Lennox A/C
- Fully programmable thermostat
- Fully ducted Lifebreath HRV System
- Drum type humidifier
- Hi/Low Return Air Ducts



PLUMBING

- Undermount Kitchen Sink
- Moen or Delta faucets used throughout
- Showers and tubs to have pressure balanced scald guard
- Laundry tub included – Steel Duratub with Main Floor Laundry
- Sump pump with float controlled pump
- Two exterior water outlets
- Water shutoffs under vanities and kitchen sinks
- PV 50 rental gas water heater
- Dishwasher rough in included
- Insulated toilet tanks
- Rough in 3 piece bath in lower level
- Tile showers with glass surrounds in ensuites per plan

INSULATION & DRYWALL

- Orange peel ceiling throughout except closets
- R-50 attic blown in insulation
- R-20 insulation blanket in basement to full height or per OBC
- Garage to be drywalled and taped one coat

ELECTRICAL

- 120 Amp electrical service
- 20 LED Pot Lights included
- \$2000 Lighting allowance
- Decora switches and receptacles used throughout
- Smoke Detectors and Carbon Monoxide Detectors installed as required by code
- Garage Door Opener(s) included
- Rough in central vacuum and alarm system



FLOORING

- Ceramic tile included in Foyer, Mudroom, and Baths
- 8.5lb/9.5mm hi-density underpad for plush carpeted areas
- Hardwood in Dining Room/Great Room/Kitchen/Dinette

CABINETRY

- Kitchen cabinets included crown moulding and light valence
- Upper cabinets to ceiling in Kitchen
- Vanity cabinets for bathrooms
- Solid Surface countertops included in Kitchen and baths (level 1,2)
- Microwave location included
- Under counter lighting included in kitchen
- Soft Close Drawers and Doors

TRIM AND PAINT

- Series 800 - 8' Colonial interior doors
- Gripset for front door with deadbolt
- All deadbolts keyed the same
- 5 ¼ " Colonial baseboards and 2 ¾ " casing
- Poplar Rail with Wrought Iron Style Spindles
- Poplar stringers on all finished stairs
- Satin paint used throughout
- 2 Paint colours included



Extra Options
Sherwood - London, ON

Raised foundation 6" (8'4")	\$4500
Insulated Garage - R20 ceiling and walls	\$800
Gas Heater in Garage	\$2200
Insulated Garage Doors	\$dependant
Painted Garage	\$2000
Epoxy Garage Floor	\$5000
Laundry Cabinets including built in sink	\$3000
Flat ceiling finish	\$3/sq ft
Hardwood in Bedrooms from Carpet	\$3200+
Hardwood Vents	\$150/per
Heated Tile Floors	\$1500+
Flush entry showers	\$2500
Backsplash	\$2000
Additional Bank of Drawers in Kitchen	\$500
Solid Wood Stairs - Oak/Maple	\$6000
Solid Wood Stairs - Poplar	\$3000
Stair Runner	\$750
Finished Basement (excluding bathroom)	\$50/sq ft
Finished Basement ready for paint (no trim)	\$35/sq ft
Finished basement bathroom (3pc - glass tile shower)	\$12,000
Upgraded Trim - 7" baseboard - 3.5" casing	\$2500
Crown Moulding	\$15/linear ft
Appliance Package - supplied and installed	\$12,500
Gas Lines - BBQ - Dryer - Stove	\$500/ea
Composite Decking	\$80/sq ft
Interlocking Patio	\$10/sq ft
Cold Cellar (Sycamore additional)	\$3000 - \$5000
Recepticles/Switches/Outlets	\$80
4" LED Pot Lights	\$185
Christmas Soffit Plug with switch	\$220
Tankless Water Heater install	\$600
Pocket Doors - (solid core)	\$400
Solid Core interior doors (dependant on door style)	\$250/per
Additional Paint colours	\$400
Deep Base Colours	\$250/room

For reference only - all extras priced according to plan - HST included in pricing - pricing subject to change at any time

OCT 2020