

Schedule A

3224 197A St, Spec Sheet

Item #	STRUCTURE	SPEC
1.01	Basement floor ceiling height	8'
1.02	Main floor ceiling height	10'
1.03	Second floor ceiling height	9'
1.04	Floor joist system	Engineered joist
1.05	Floor sheathing	T&G OSB as per structural design
1.06	Wall sheathing	Plywood or OSB as per structural design
1.07	Basement finishing	Finished
1.08	Garage finishing	Finished
HEATING & VENTILATION		
2.01	Heating system	Radiant Heat
2.02	Hot water tank	66 GAL
2.03	Recirculation pipe (Faster hot water)	Included
2.04	Thermostat	Programmable
2.05	Master ensuite and powder Fan	80 CFM
2.06	Other bathroom fans	50 CFM
2.07	BBQ outlet	Included
2.08	Air conditioning	Fully finished
2.09	HRV	Fully finished
2.10	Family room fireplace	Electric
ELECTRICAL & LOW VOLTAGE		
3.01	Service	200 AMP
3.02	Separate legal suite meters	Separate Hydro Meter
3.03	Security sensor	All exterior doors and windows (Except garage)
3.04	Motion sensor	Included
3.05	Security keypad	Included
3.06	Security Cameras	Included
3.07	Basic smart home package	Partial light control, thermal stat, leak detector
3.08	EV car charger	Rough In
3.09	Telephone	Outlets in kitchen, office, bedrooms
3.10	Internet	Outlets in kitchen, office, bedrooms
3.11	Exterior plugs	As per code
3.12	Doorbell	Door bell and intercom
3.13	Pot lights	As per design
3.14	Smoke alarms	As per code
3.15	CO detectors	As per code
3.16	Solar conduit	Roughin for future use, as per TOL requirement

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4.01 Wall outlets	Throughout the house
4.02 Cannister	Garage

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INSULATION

5.01 Exterior walls	As per code
5.02 Attic	As per code
5.03 Basement Underslab	As per code

PLUMBING

6.01 Kitchen Sink	Stainless steel sink
6.02 Kitchen Faucet	Pull down faucet
6.03 Master ensuite freestanding tub	60" freestanding tub
6.04 Master ensuite	Matte black faucets

LIGHTING

7.01 Lighting package	Contemporary lights, Builders Choice
7.02 Entryway	
7.03 Kitchen island	
7.04 Kitchen nook	
7.05 Powder room	

DOORS

8.01 Exterior doors	Fibreglass
8.02 Interior doors	Berkley HC (A1 DOORS)
8.03 Garage door	Builders Choice
8.04 Garage door opener	Smart garage door opener
8.05 Entry door lock	Multi lock

INTERIOR FINISHING

9.01 Ceiling	Painted, flat
9.02 Garage	Finished, Painted
9.03 Door casing	3" flat, MFPU433, All doors if possible
9.04 Window casing	3" flat, MFPU433, All windows if possible
9.05 Baseboards	8" flat in common areas, 5' flat in bedrooms
9.06 Stairs	Glass railing with wood rails
9.07 Closet shelvings	Melamine for the main house, wired shelf for second su
9.08 Master ensuite shower door	Frameless 10mm glass
9.09 Bath tub doors	Included
9.10 Shower doors	Included
9.11 Window coverings	Fabric zebra blinds

Cabinets

10.01 Kitchen	Shaker style
10.02 Spice kitchen	Shaker style

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10.03 Master ensuite Shaker style

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10.04 Bathrooms Melamine
10.05 Second suite Melamine

FLOORING

11.01 Laminate Throughout the house
11.02 Carpet N/A
11.03 Engineered hardwood N/A
11.04 Tile N/A

PAINT

12.01 Ceiling Sherwin Williams Flat paint
12.02 Walls Sherwin Williams Egg shell, 1 coat primer, 2 coat paint
12.03 Casing and doors Sherwin Williams Semi gloss
12.04 Exterior paint Sherwin Williams

WALL TILES

13.01 Kitchen Full height backsplash
13.02 Master ensuite Full height shower, half walls
13.03 Bathrooms Full height shower/tub
13.04 Fireplace Fireplace surrounding

APPLIANCES

14.01 Range hood Chimney style hoodfan
14.02 Fridge 60" french door fridge w/ext. ice & water
14.03 Range 30" 5 burner, gas range
14.04 Dishwasher 24" built in dishwasher s/s, w/ss interior
14.05 Washer Front load washer
14.06 Dryer Front load dryer
14.07 Microwave 1.8 Cu. Ft. MW with Trim Kit

EXTERIOR FINISHING

15.01 Roof IKO Shingles
15.02 Windows Vinyl windows, energy efficient to meet step code
15.03 Wall As per design
15.04 Soffits Vinyl soffits, solid or vented as per code
15.05 Paint colors As per design
15.06 Gutters Aluminum
15.07 Landscaping Included, as per design
15.08 Driveway Pavers
15.09 Walk way Pavers