

**Custom Homes by Minto
Butternut Creek in Manotick**

Schedule 3

This specification supercedes all prior specifications and all notes on plans

CONCRETE

- poured concrete footings and foundation walls (7'-10" high around basement)
- poured concrete basement floor with power troweled finish
- high density polyethylene drainage membrane on exterior foundation walls
- drainage tiles at perimeter connected to sump pump in basement
- fibermesh reinforced concrete garage floor with broom finish and concrete sealer
- steel reinforced concrete front porch with broom finish and concrete sealer

FRAMING

- 9 ft. ceilings on main floor as per plan
- kiln dried lumber
- exterior walls 2x6 studs @ 16"o.c with 7/16" OSB sheathing (garage 2x4 studs)
- Typar (or equal) air barrier, tape sealed to windows
- interior walls 2x4 studs @ 16"o.c.
- basement foundation exterior walls framed to floor @ 24"o.c.
- pre-engineered Nascor NJH12 floor joist system
- 3/4" T&G plywood subfloor glued and screwed to joists
- pre-engineered roof trusses with 7/16" OSB sheathing
- coffered and/or vaulted ceilings if applicable
- 2x6 fascia

ROOFING

- 30yr laminated shingles (select colour from standard offering)
- mushroom style plastic roof vents as per building code

WINDOWS & DOORS

- white PVC low-e argon windows
- operable windows as per plan with multi-point locks, folding cranks, and screens
- 8' high vinyl low-e argon patio door with screen
- oversized vinyl clad slider basement low-e argon windows with screens
- designer front insulated entrance door with transom & sidelight in selected models
- insulated direct access door from garage to home

HVAC

- energy star certified
- 2 high efficiency forced air gas-fired heating systems (with 2 stage burner and DC fan motor) – 2 zones:
 - zone 1 (furnace 1) – basement
 - zone 2 (furnace 2) – main and 2nd floor
- heating ducts sized for future air-conditioning
- main supply & exhaust ducts sealed with foil tape
- heat recovery ventilator (HRV)
- hygrometer provided with each home
- air leakage testing
- programmable thermostat
- power vacuum cleaning of furnace & heating ducts prior to occupancy
- A.O Smith Vertex 50 US gallon, sealed combustion, gas-fired hot water tank (rental)
- dryer exhaust vented to the exterior
- kitchen range hood fan vented to the exterior
- all bathrooms vented to the exterior
- location of utility meters determined by location of underground services

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PLUMBING

- polyethylene water distribution system
- ¾" poly main to all ensuite bathrooms
- white plumbing fixtures
- single lever control faucets
- 6 litre low flush toilets with insulated tanks
- water pressure equalizer in all showers c/w low flow shower heads
- double stainless steel kitchen sink with vegetable spray
- rough-in for future dishwasher
- 5' long rectangular bathtub in main bathroom
- high gloss acrylic soaker tub in master ensuite (no jets)
- separate 4' shower stall in master ensuite
- double sink in master ensuite
- shut-off valves on all fixtures (where possible)
- 3-piece rough-in in basement for future bathroom
- laundry tub in basement c/w rough brass faucet
- frost free hose bib in garage & at rear c/w shut-off valves
- Clearstream septic system
- drilled well with constant pressure submersible pump
- 1 sump pumps with drain line to street ditch
- 1 sewage pump for basement plumbing

ELECTRICAL

- 200amp, 80 circuit electrical breaker panel (location of panel determined by underground services & could be on either side of home)
- copper wiring
- white Decora light switches and plugs
- 4" interior pot lights as per plan c/w 9 watt Par 20 CFL bulbs (white flush gimbal ring)
- 4" exterior pot lights as per plan c/w 14 watt R20 CFL bulbs (white trim, white baffle)
- 4" shower pot lights as per plan c/w 9 watt Par 20 CFL bulbs (white trim)
- interior and exterior surface mount fixtures have 14 watt spiral CFL bulbs
- coach light fixture at front entry & patio door
- chrome light fixture in all bathrooms
- ceiling light fixture in all secondary bedrooms
- capped ceiling outlet in dining room & master bedroom
- vaulted and/or cathedral ceiling has capped outlet for light & ceiling fan
- electrical outlets in basement as per building code
- keyless light outlets in garage and basement
- 2 electrical outlets in garage
- exterior weatherproof outlets as per plan
- direct-wired smoke and carbon monoxide detectors as required by code
- front door chime
- hood fan included with millwork
- connection for washer & dryer
- **supply, installation, and connection of appliances by Purchaser after closing**

COMMUNICATIONS

- custom ON-Q Legrand Home Connection Centre (capacity of 12 telephone outlets and 6 cable TV outlets)
- (1) Cat-5/RJ-45 phone outlet and (1) RG-6/F-81 cable outlet in all bedrooms, den, and study
- location of Home Director panel determined by underground services & could be on either side of home
- 2" PVC conduit from attic to furnace room for future wiring
- **stereo system or home theatre system pre-wire from Signature Audio Video available as an extra on request**

CENTRAL VACUUM

- rough-in for central vacuum in finished areas c/w extension to garage for future canister
- dedicated electrical outlet in garage for future canister
- **excludes central vacuum canister and attachments**

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SECURITY PREWIRE

- Henderson Security System: 16 zone control panel c/w 1 keypad, 1 siren, 2 motions, contacts on all operable windows and exterior doors on main floor and basement, and 1 smoke detector (system includes pre-wiring)
- excludes alarm system monitoring

FIREPLACE

- direct-vent gas fireplace with blower fan kit, switch, tempered glass door with black trim & full A-2 Oak mantel with flush ceramic hearth

INSULATION

- attic: R-50
- exterior walls: R-22
- basement foundation walls: R-12 (6" from floor)
- garage ceiling: R-32
- garage walls: R-12

DRYWALL

- ½" drywall with square corner beads throughout
- smooth finished ceilings throughout
- garage fully drywalled (taped only)
- basement is unfinished with no drywall

INTERIOR TRIM & HARDWARE

- 5-9/16" colonial baseboards & 3½" colonial casings (paint grade)
- Colonist style interior passage doors with satin chrome hardware (std. ht. 6'-8", hollow core, paint grade)
- satin chrome grip set on front door with deadbolt
- solid white vinyl covered shelving in all closets
- chrome towel bar and paper holder in all bathrooms
- towel ring in powder room

PAINTING

- ceilings – white, flat latex (low sheen in bathrooms), low VOC
- doors & trim – white, semi-gloss latex, low VOC
- walls – 2 colours, low sheen latex, low VOC (select colours from standard offering)

STAIRS & RAILINGS

- carpet grade stairs with colonial Oak handrails, posts, and spindles (select stain from standard colour offering)

MILLWORK

- custom crafted European style kitchen & vanity cabinets and countertops by Potvin Custom Cabinets
- custom hood fan
- microwave shelf with electrical outlet (veneer inside microwave shelf)
- pewter kitchen knobs & pulls
- 24" deep component above fridge
- 37" wide fridge opening
- piano-hinged corner cabinets in select models
- main & ensuite bathroom laminate countertops come with backsplash
- medicine cabinet in main bathroom & master ensuite

CERAMICS

- ceramic floor in entrance, mud room, laundry room, all bathrooms, kitchen & nook (by allowance – to be determined)
- Schluter Ditra floor tile underlay
- ceramic tile kitchen backsplash from Builder's standard samples
- ceramic soap dish in shower & tub enclosure of main & ensuite bathrooms
- 8"x 10" ceramic to ceiling in master ensuite shower
- 8"x 10" ceramic to ceiling in tub enclosure when no separate shower stall

CARPET & UNDERPAD

- wall-to-wall broadloom with 9mm (7lb) high density chip foam underpad (select from green level)

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MIRRORS

- beveled mirrors in all bathrooms

GARAGE DOORS

- classic design insulated steel sectional garage door with standard window inserts
- electrical outlets for future garage door openers

EXTERIOR TRIM & MASONRY

- architecturally inspired façade packages including combinations of stone, brick, acrylic, and ornamental trims as per elevation plans (select colours from standard offering)
- aluminum soffit and fascia (select colour from standard offering)
- maintenance free white aluminum posts & railings on front porch if applicable
- **excludes eavestroughing**

LANDSCAPING

- front yard sodded, side & rear yard seeded
- paved driveway
- interlock walkway from driveway to front porch c/w light pier on switched timer (select interlock from standard offering)
- temporary PT small deck at patio door determined by final grade

Plans, specifications, and materials are subject to availability, substitution, and modification without notice at the sole discretion of Minto. Plans and specifications may vary by house type and elevation.

DATED: _____

Purchaser

Purchaser