

**Custom Homes by Minto
Lot 4 – Custom Versaille
Butternut Creek**

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 and lower rear 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)
- Tyvar (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 as per plan
- 2x6 fascia

ROOFING

- 30yr laminated shingles c/w felt paper underlay (select colour from standard offering)
- mushroom style plastic roof vents as per building code

WINDOWS & DOORS

- PVC low-e argon windows (Chestnut Bronze main & 2nd floor)
- 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 preselected style
- insulated direct access door from garage to home

HVAC

- 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
- AC (14 seer) connected to zone 2
- 1 flow-through humidifier connected to zone 2
- main supply & exhaust ducts sealed with foil tape
- heat recovery ventilator (HRV) – simple connection
- 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
- gas meter may be located on either side of home, determined by Minto
- 1 gas BBQ connection (excludes connection hose)

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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 undermount kitchen sink with vegetable spray
- rough-in for kitchen dishwasher and fridge water
- 5' long rectangular bathtub in main bathroom
- high gloss acrylic soaker tub in master ensuite (no jets)
- separate 4' shower stall in master ensuite with custom glass enclosure
- double sink in all ensuite bathrooms
- shut-off valves on all fixtures (where possible)
- 3-piece rough-in in basement for future bathroom (ABS only)
- plastic 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 pump with drain line to street ditch
- 1 sewage pump for basement plumbing

ELECTRICAL

- 200amp, 80 circuit electrical breaker panel
- hydro meter may be located on either side of home, determined by Minto
- copper wiring
- white Decora light switches and plugs
- 4" interior pot lights as per plan c/w CFL bulbs (white flush gimbal ring)
- 4" exterior pot lights as per plan c/w CFL bulbs (white trim, white baffle)
- 4" shower pot lights as per plan c/w CFL bulbs (white trim with frosted perimeter lens)
- interior and exterior surface mount light fixtures with CFL bulbs
- fluorescent valence lighting in kitchen and laundry
- coach light fixture at front entry & patio door
- chrome light fixture in all bathrooms
- ceiling light fixture in all secondary bedrooms
- keyless light outlets in garage and basement
- exterior weatherproof outlets as per plan
- direct-wired smoke and carbon monoxide detectors as required by code
- front door chime
- kitchen hood fan is part of millwork allowance
- 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 (ceramic by allowance)

INSULATION

- attic: R-50
- exterior walls: R-22
- basement foundation walls: R-12
- garage ceiling: R-32
- garage walls: R-12

DRYWALL

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

INTERIOR TRIM & HARDWARE

- 5-9/16” colonial baseboards & 3½” colonial casings (paint grade)
- Carrara style smooth finish interior passage doors (std. ht. 6’-8”, hollow core, paint grade)
- Weiser Toluca lever handles with satin nickel finish and matching hinges
- satin nickel grip set on front door with deadbolt
- 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

- main entry stairs – Oak with custom stain (oak veneered stringers and risers, solid oak treads)
- back stairs and basement stairs – carpet grade
- railings - colonial Oak handrails, posts, and spindles with custom stain

MILLWORK (by allowance)

- kitchen, laundry, and bathroom cabinets, countertops, and hardware by Potvin Custom Cabinets
- custom hood fan, granite countertops, crown moulding, and light valance in kitchen
- laminate countertops in all ensuite bathrooms laundry room
- white closet shelving system by Potvin Custom Cabinets

CERAMICS (by allowance)

- ceramic floor in entrance, mud room, laundry room, all bathrooms, kitchen & nook
- ceramic surround for all tubs and showers
- ceramic backsplash in kitchen and laundry
- ceramic fireplace hearth and surround
- Schluter Ditra floor tile underlay

HARDWOOD

- Mirage prefinished Oak 3¼” c/w flush mount grills installed perpendicular to joists in family, living, dining, and lower hall (select colour from standard offering)

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CARPET & UNDERPAD

- wall-to-wall broadloom with 9mm (7lb) high density chip foam underpad in upper hall, all bedrooms, and theater room (select from green level)

MIRRORS & SHOWER DOORS

- beveled mirrors in all bathrooms
- custom glass enclosure for master ensuite shower c/w satin nickel hardware

GARAGE DOORS

- steel sectional insulated garage doors with standard window inserts as per plan
- 3 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 posts on front and rear porch
- Jewel stone finish on upper rear deck with prefinished aluminum & glass railing (select colours from standard offering)
- **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