

**Custom Homes by Minto  
Lot 6 Winding Way Waterfront**

**Schedule 'A'**

*This specification supercedes all prior specifications and all notes on plans*

**CONCRETE**

- poured concrete footings and foundation walls (8'-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
- 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
- Tyvek 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**

- 40 year BP Everest shingles c/w felt paper underlay (colour – Twilight Grey)
- mushroom style plastic roof vents as per building code

**WINDOWS & DOORS**

- Golden metal clad wood windows with low 'E' argon (colour - Sable)
- operable windows as per plan with multi-point locks, folding cranks, and screens
- designer front insulated fiberglass entrance door with sidelights

**HVAC**

- 2 high efficiency forced air natural gas heating systems (with 2 stage burner and DC fan motor) – 3 zones:
  - zone 1 (furnace 1) – basement
  - zone 2 (furnace 2) – main floor
  - zone 3 (furnace 2) – 2<sup>nd</sup> floor
- 1 HRV (simple connection)
- 1 Hybrid system heat pump (18 seer) connected to furnace 2
- 2 flow through humidifiers connected to furnace 2
- 1 hygrometer provided at closing
- (2) 4" pleated media filters
- 2 programmable thermostats
- power vacuum cleaning of furnace and heating ducts prior to occupancy
- 1 power vented gas-fired 62 imperial gallon hot water tank (rental)
- dryer exhaust and kitchen range hood fan vented to the exterior
- all bathrooms vented to the exterior
- 2 gas BBQ connection points (**excludes connection hose**)
- rough-in for gas cooktop in kitchen
- location of utility meters determined by location of underground services

**PLUMBING**

- polyethylene water distribution system
- 3/4" poly main to all ensuite
- rough-in for 5 bathrooms
- rough-in for double kitchen sink, dishwasher, and fridge water
- rough-in for washer, laundry room sink, and basement bar sink
- water pressure equalizer in all showers (part of fixtures selected by allowance)
- master ensuite shower base is ceramic (ceramic by allowance)

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- shut-off valves on all fixtures (where possible)
- floor drain in future sauna room
- laundry tub in basement c/w rough brass faucet
- 4 frost free exterior hose bibs c/w shut-off valves

• **Allowance of \$18,000.00 +gst for supply of plumbing fixtures and bath accessories. Select fixtures at Boone Plumbing for best discounts. Allowance covers for installation of standard type plumbing fixtures throughout. Non-standard fixtures are subject to extra installation labour and extra rough-in materials (some examples are - 1pc. toilets, body sprays, 8” center faucets, wall mount faucets, shower handhelds, multi-piece fixtures, and specialty products)**

### ELECTRICAL

- 200amp, 80 circuit electrical breaker panel
- copper wiring
- white Decora light switches and plugs throughout
- standard Minto surface mount wall and ceiling light fixtures with CFL bulbs as per plan
- capped ceiling outlets – kitchen island, dining room, family room, master bedroom, and billiards room
- rope lights c/w switch in living room oval tray ceiling
- 4” interior pot lights as per plan c/w halogen bulbs and dimmer switches (Juno 10-WH, white flush gimbal ring)
- 4” exterior pot lights as per plan c/w CFL bulbs, no dimmers (Juno 14W-WH, white trim, white baffle)
- shower pot lights as per plan, no dimmers (Juno 12W-WH, white trim with frosted perimeter lens)
- fluorescent valence lighting in kitchen, laundry, and basement bar
- kitchen – outlet for microwave, fridge, dishwasher, and warming drawer; rough-in for cooktop and double wall oven
- basement bar – outlet for 2 fridges
- wall receptacles to Code
- GFI test/reset outlet in each bathroom (kitchens, laundry, and exterior to Code)
- electric heater for sauna in basement c/w controller; electric steam generator in master shower c/w timer
- electric warm floor system in master ensuite c/w thermostat
- rough-in for whirlpool/airpool combo tub in master ensuite
- keyless light outlets in garage and basement utility room
- dedicated double outlet in basement utility room for future stereo equipment
- exterior weatherproof outlets as per plan
- direct-wired smoke and carbon monoxide detectors as required by code
- 2 door chimes (main floor and basement)
- **kitchen hood fan supplied by Purchaser and installed by Minto (max. 600 cfm to not require make-up air system)**
- **supply, installation, and connection of appliances by Purchaser after closing**
- **installation of any fixtures supplied by Purchaser is extra to Contract**

### COMMUNICATIONS & STEREO PREWIRING

- telephone and cable outlets as per Signature Audio Video plan attached
- stereo prewire as per Signature Audio Video plan attached
- security camera prewire as per Signature Audio Video plan attached
- Control 4 Home Automation System prewire as per Signature Audio Video plan attached
- 2 conduits from attic to basement for future wiring

### CENTRAL VACUUM

- rough-in for central vacuum c/w extension to garage for future canister
- 2 toe kick outlets (kitchen and laundry room)
- dedicated electrical outlet in garage for future cannister
- **excludes central vacuum cannister and attachments**

### SECURITY PREWIRE

- Henderson Security System: 16 zone control panel c/w 3 keypads, 1 siren, 3 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

- (2) 1-sided Majestic Vermont Castings direct-vent natural gas fireplaces – family room and basement (model DVBH400 c/w blower fan kit and choice of perimeter trim - polished brass, pewter, or black)
- (1) 3-sided Majestic Vermont Castings direct-vent natural gas fireplace in master bedroom (model 360DVS3RN or equal c/w blower fan kit and choice of polished brass or pewter trim)

• **Allowance of \$3,000.00 +gst for supply and installation of 3 fireplace mantels**

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### INSULATION

- attic: R-50
- exterior walls: R-22
- basement foundation walls: R-22
- garage ceiling: R-32
- garage walls: R-22
- air leakage testing

### DRYWALL

- ½" drywall with square corner beads throughout
- smooth finished ceilings throughout
- garage fully drywalled and primed white
- no drywall in utility room

### INTERIOR TRIM & HARDWARE

- 7 ¼" base and 3 ½" casing on main floor (fj pine, Mountain Moulding inventory profile)
- 5 ½" base and 3 ½" casing on 2<sup>nd</sup> floor and basement (fj pine, Mountain Moulding inventory profile)
- no chair rails, panel moulding, window sills, or crown moulding
- Carrara style smooth face interior passage doors throughout (std. ht. 6'-8", hollow core, paint grade)
- Weiser Corsair satin nickel lever handles throughout c/w matching deadbolts on exterior doors
- solid white vinyl covered shelving in kitchen walk-in pantry
- paint grade columns as per plan c/w paint grade low walls caps
- cedar sauna in basement as per plan
- utility room is unfinished

### PAINTING

- up to 6 colours throughout + 1 white trim colour + 1 white ceiling colour (select from standard colour offering)

### STAIRS & RAILINGS

- main and basement stairs – Oak with custom stain (oak veneered stringers and risers, solid oak treads)
- main and basement stair railings – Lambton Oak handrail and Classic 1000 Oak 3 ½" posts with custom stain, and 1010/1012-2 black metal spindles

### MILLWORK

- **Allowance of \$56,695.00 +gst for supply and installation of cabinets, countertops, and hardware (based on Potvin Custom Cabinets plans attached)**
- **Allowance of \$9,820.00 +gst for supply and installation of closet shelving systems (based on Potvin Custom Cabinets plans attached)**

### HARDWOOD

- Mirage prefinished Oak 3 ¼" c/w flush mount grills installed perpendicular to joists in upper hall, master bedroom, bed 2, bed 3, bed 4, lower hall, living, dining, family, and 2 stair landings (select colour of hardwood from Barwood Flooring)
- sloped hardwood transition between hardwood and all other flooring

### CERAMICS

- **Allowance of \$23,500.00 +gst for supply and installation of ceramic tile (see Ceramic Allowance Guidelines below)**
- ceramic floor tile in locations as per plan, including master ensuite shower floor and ceiling (master shower floor will require smaller tile to create a proper slope to the drain). Schluter Ditra floor tile underlay.
- ceramic wall tile for kitchen and laundry backsplash, 1 tub/shower surround, and 4 shower surrounds
- ceramic cap tile for all laminate bathroom countertops and basement bar countertop
- ceramic hearth and surround for fireplace in family room and basement

### CARPET & UNDERPAD

- Level 3 carpet with 9mm (7lb) high density chip foam underpad in areas as per plan (select carpet from Level 3 offerings at Minto Design Center)

### MIRRORS & GLASS ENCLOSURE

- 3' high beveled vanity mirrors in all bathrooms
- 80" high custom glass enclosure for basement bathroom, ensuite 2, and powder room showers (standard chrome frame and hardware)
- custom glass enclosure to ceiling for master ensuite shower (standard chrome frame and hardware)

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### GARAGE DOORS

- (2) 8'w x 8'h steel sectional insulated overhead garage doors (elongated panels, 1 row of windows, site painted)
- (1) 6'w x 7'h steel sectional insulated overhead garage door (no panels, no windows, site painted)
- 3 Liftmaster ½ hp. garage door openers and 2 keypads
- no exterior handles on doors

### MASONRY

- Arriscraft RS-19 Renaissance stone skirt on front and side elevations as per plan (colour – Driftwood, sandblasted finish)
- Arriscraft Renaissance stone sill band above skirt on front and side elevations as per plan (colour – Driftwood)
- Arriscraft Renaissance stone window sills on front elevation as per plan (colour – Driftwood)
- Arriscraft **standard grey** smooth face window sills on side and rear elevations (pier caps on rear deck are precast concrete)
- Hanson Max clay brick on all elevations as per plan (colour – Wellington)

### EXTERIOR TRIM

- aluminum soffit and fascia (select colour from standard offering)
- (2) 10" painted round wood columns on rear deck above brick columns
- (2) 6" painted square columns on front porch above brick columns
- rear deck floor finish - Durock Jewel Stone (select pattern and colour from standard offering)
- rear deck railing - S.T.A.R. system aluminum & glass railings (select colour from standard offering)
- **excludes eavestroughing**

### LANDSCAPING

- lot sodded to approx. 20 meters behind house
- paved driveway
- 2 spruce trees by driveway entrance
- 2 driveway entrance piers c/w lights on switched timer and plug outlets
- Interlock front walkway and center of circular driveway as per site plan (select interlock from standard offering)
- Interlock under rear deck (select interlock from standard offering)
- 5' wide granular ramp from side garage door to bottom of slope beside house
- front porch finish is concrete

### INTERIOR DESIGNER

- up to 30 hrs design time

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**Ceramic Allowance Guidelines:**

Purchaser, designer, tile installer, and Minto will meet to review guidelines before selecting tiles or designing layouts.

**Ceramic floor & wall tile supply** is based on \$6.00 per sq.ft retail pricing (including pst, excluding gst)  
Select tile from Euro for best discounts.

**Ceramic floor & wall tile installation** is based on \$4.00 +gst per sq.ft.  
Allowance covers for 12 x 12 tile, 90 degree installation, and non-rectified ceramic tile.  
Brick pattern, 45 degree installation, borders, patterns, inlays, soap niches and seats are all extra to the \$4.00 +gst base price.  
Larger tiles, smaller tiles, and/or multi-piece tiles are all extra to the \$4.00 +gst base price.  
Natural stone tile, porcelain tile, and all rectified tiles (i.e. tiles with 90 degree edge) are all extra to the \$4.00 +gst base price.  
Master ensuite shower curb cap and seat are granite to match countertop.

**Expenditures by the Purchaser that exceed a Contract Allowance are subject to a 20% markup. Any unused portion of a Contract Allowance will be credited to the Purchaser at face value with no additional credit.**

**The Purchaser acknowledges and accepts that:**

1. Concept plan dimensions may be modified as required to generate working drawings.
2. Ceilings and walls, including heights and thicknesses, may be modified to accommodate mechanical systems and structural beams - including but not limited to bulkheads and mechanical plumbing chases.
3. The location of furnaces, hot water tanks, and other related mechanical systems are approximate and may require relocation within the proposed utility area.
4. The location of support beams and posts are approximate and may require relocation to suit the structural building design.
5. Specifications and materials are subject to availability, substitution, and modification without notice at the sole discretion of Minto.
6. **Some rooms may not pass the Airport Noise Study. Modifications to window, door, and/or wall construction to comply with the Airport Noise Study is extra to Contract. Plan modifications to comply with the Airport Noise Study is extra to Contract.**

**Schedule:**

- Close in November 2009

*Custom Homes by Minto is pleased to present  
your total custom home cost of:*

***\$1,949,000.00***

**This quote shall remain valid until March 27, 2009.**