



BROOKLAND FINE HOMES - SCHEDULE "B"

Building Specifications

Babcock Mills Quality Features

EXTERIOR FEATURES

- Quality brick and/or stone front with keystones & columns as per plans
- Vinyl thermopane Low E windows & screens
- Slider style windows in basement
- Insulated steel front door with weather-stripping with security deadbolt as per plans
- Sidelights and front door windows per plans
- Insulated embossed garage door
- Poured concrete front porch & steps
- 40 year architectural roof shingles
- Maintenance-free vinyl siding as per plan, seamless aluminium soffits, fascia, eaves trough and downspouts
- Fully graded and sodded lot
- Paved driveway
- Patio stone walkway from porch to driveway
- Damp resistant foundation membrane with "Galsclad" drainage membrane
- Perimeter drainage system
- Pressure treated rear steps
- 2 exterior frost-proof hose bibs
- Exterior carriage or pot lights from builder's samples

FRAMING

- Kiln dried structural grade framing lumber
- Interior walls 2x4 studs at 16" on centers
- Exterior walls 2x6 studs at 16" on centers
- Insulated board exterior sheathing
- 9/16" aspenite roof sheathing
- Pre-engineered roof trusses with resilient channel
- Floor joists 2x10 with 2x2 bridging or according to plan
- 5/8" tongue & groove or 3/4" weather guard aspenite sub floor, screwed and glued
- 9 foot main floor ceilings

INSULATION

- R22 batt cavity & R 1.5 continuous exterior sheathing
- R60 ceiling insulation
- R20 basement insulation to floor

BASEMENT/GARAGE

- Poured concrete foundation
- Saw cut garage floors to reduce cracking
- Steel beams and posts as per O.B.C.
- Radon mitigation system as per O.B.C.

PAINTING

- 3 coats of quality interior latex, including primer
- Choice of 1 colour per builder's samples
- All wood trim and doors to be white semi-gloss
- All walls to be eggshell
- Painted flat ceilings

OTHER

- Telephone and cable outlets pre-wired
- Front door chime included
- Smoke detector and carbon monoxide detector installed on each floor level and bedrooms as per O.B.C.
- Waterline to refrigerator

Note:

Material shortage may result in substitution of equal or better material
Number of front steps may vary from that shown according to grading conditions and municipality requirements
"Better than Code" heating and insulation system rated 10% +/- better than code.

INTERIOR FEATURES

- Smooth Madison style doors
- Bi-fold or slider doors on closets as per plans
- Quality lever passage sets and privacy sets for bathrooms
- Pre-finished wire shelving in all closets
- 5 1/2" MDF Craftsman style baseboard
- 3 1/2" MDF Craftsman casing on windows/ doors
- Stairs to the second floor to be carpeted where applicable
- Stairs to basement - unfinished carpet grade
- Solid oak railings, handrail & wood spindles as per plan in finished areas
- bathroom rough-in (basement)
- Range hood-exterior vented-From Builder's Samples
- Kitchen & bathroom cabinetry from builders samples
- Laminate countertops
- Mirrors in bathrooms & powder room
- Standard light fixture package from Builder's Samples

FLOORING

- Laminate in all living areas
- Dura Ceramic in bathrooms & foyer
- 36oz wall to wall carpet in bedrooms, stairs to 2nd floor & 2nd floor hallway with 7mm under-pad

MECHANICAL & ELECTRICAL

- Rental combination radiant Quattro boiler for domestic hot water & heating system (97% energy efficient)
- Energy efficient ERV/HRV system per O.B.C.
- Pot light in tub/shower
- Heavy duty stove and dryer receptacles
- Ductwork designed for future air conditioning
- 2 exterior (GFI) grounded plugs [front and rear]
- Electrical outlet in garage for future opener
- Ceiling lights in all bedrooms
- Exhaust fans installed in all bathrooms
- Dishwasher rough-in
- Programmable thermostat
- Standard lighting package from builders samples

OPTIONAL FEATURES (additional pricing)

- Central Vac rough-in
- Fireplace
- Gas line rough-in for BBQ or appliances
- Basement finishing
- Exterior garage walls insulated and/or drywalled
- Garage door opener and motor
- Central air conditioning Seer 13
- Pot lights except as shown on plan
- Deck
- Upgraded flooring
- Upgraded cabinets
- Granite or Quartz countertop
- Undercabinet lighting

All construction meets or exceeds Ontario Building Code (O.B.C.) requirements and Municipal Standards E.&O.E.

Revised Oct 14/20