

SCHEDULE “A”
SPECIFICATION FOR THE PROPOSED HOME

Purchaser(s) : _____

Location : _____

Distinctive Exteriors

- Fully serviced and sodded lot
- 12” x 12” Paver stone driveway and walkway
- Brick, stucco or Hardy board on front exterior and main floor as per plan.
- Maintenance-free aluminum soffits, fascia and eavestroughs.
- Limited lifetime self-sealing asphalt roof shingles
- Maintenance-free Insul-Glass low E Argon coloured windows per plan
- Screens on all operating windows
- Door chimes at front entry
- Two exterior weatherproof electrical outlets
- Two exterior water outlets
- Electrical outlet in garage with garage door opener(s)
- Insulated garage door(s) with transom windows

Beautiful Interior Finishes

- 9’ ceilings on the main floor
- Choice of three neutral interior paint colours from builder’s samples
- Kitchen and bathroom to be eggshell finish paint
- Flat ceilings in Contemporary Elevations
- Textured ceilings in Traditional Elevations
- Hardwood on the main floor, landing, and upper hallway from Builder’s samples
- Quality broadloom carpeting with high density underpad from Builder’s samples
- 12” x 24” tiles in laundry from Builder’s samples
- Colonial 800 Series interior doors with painted trim and baseboards
- Gas fireplace with tiled bump out wall to ceiling
- \$1200 retail lighting allowance from builder supplier
- \$3500 closet allowance and wire shelving
- 12 interior pot lights
- Decora light switches throughout
- Poplar stair with exposed stringer, Poplar railing with metal spindles from builder’s samples

Gourmet Kitchens

- Designer cabinets from Builder’s samples with light valence and crown molding
- Solid surface (quartz or granite) countertop from builder’s samples
- Double stainless steel kitchen sink with single lever faucet
- Opening for dishwasher
- Kitchen back splash from builder samples

- Builder standard Rangehood (Chimney or OTR)
- Electrical and plumbing rough-in for dishwasher

Modern Bathrooms

- Builder standard freestanding tub
- Glass shower with pull door. Pressure balance valves, wall tile and floor, in Master Ensuite
- 12” x 24” tiles in all bathrooms
- Vanities with solid countertops from builders sample and single lever-faucets
- Single or double sink per plan
- Full width polished edge mirrors above vanity
- Satin nickel-finished towel bar and toilet paper holder
- Low consumption water-saving comfort height toilets with shut-off valves
- 2-piece powder rooms with pedestal sink
- 3-piece bathroom rough-in in the basement, as per plan.

Energy Efficient HVAC & Insulation

- High efficiency gas furnace with high/low return air ducts
- Central Air Conditioning
- Heat Recovery Ventilation (HRV) System
- Digital programmable thermostat
- R-50 attic blown insulation
- R-24 insulation in exterior walls;
- Foundation with 9” concrete walls with heavy duty damp-proofing and wrapped with drainage membrane and weeping tiles
- Concrete floor 3” thick in basement and 4” thick in garage
- Engineered framing as per Ontario Building Code
- Canadian gypsum board drywall in interior walls and ceiling
- Water-resistant board in tub and shower locations where required
- 5/8 tongue and groove Performance OSB
- Garage fully drywalled and taped
- 100 AMP electric service with breaker panel and copper wiring
- Heavy duty receptacle for clothes dryer and stove
- High-efficiency rental hot water heater
- Four pre-wired telephone/TV outlets
- Electronic smoke detectors located on all levels and in all bedrooms
- Carbon Monoxide detector on bedroom level
- Rough-in for future central vacuum system

1. Installation charges will apply for intricate lighting requiring the onsite electrician assembly time of an excess of 15 minutes (e.g. lighting fixture with complex designs)

Purchaser (s) _____

Forever Homes Inc. _____