

SCHEDULE "E"

ALORA HOMES STANDARD SPECIFICATIONS

7 YEAR TARION WARRANTY INCLUDED

****NOTE: MODEL HOMES MAY HAVE VARIATIONS OF THESE SPECS****

SITE WORK

- Excavate for foundation, backfill and rough grade
- Install sanitary sewer, water line and hydro services
- Fully sodded yard.

DRIVEWAY & WALKWAY

- 12X12 Paver driveway
- Front walkway with Ready Steps as required

FOUNDATION

- 9 inch foundation walls, poured concrete as per plans
- Foundation exterior walls tar sprayed and wrapped with drainage membrane
- Weeping tile with filter cloth, laid in stone around exterior of footings attached to sump pit and pump
- Poured concrete basement floor, garage floor and front porch as per plans.
- Cold room not included.

FRAMING

- Main floor 9ft ceilings second floor 8ft ceilings
- Exterior walls framed with 2x6 studs, 16 O/C covered with 7/16 (OSB) sheathing and Tyvek Home wrap.
- Interior walls framed with 2x4 studs, 16 O/C or as per plans
- Sub floor 5/8" Spruce plywood or 3/4" OSB glued and screwed
- Roof truss covered in 7/16 Oriented Strand Board (OSB) sheets.

ROOFING

- 30 year Shingle – from Builders Samples

MASONRY

- Clay Bricks or cement brick choices from Builders Samples
- Stone as per plan from Builders Samples

SIDING

- Vinyl siding or James Hardy siding as per plans in standard colors
- Continuous venting aluminum soffit, fascia and eavestroughs, and downspouts

INSULATION & DRYWALL

- Exterior walls R22 batt insulation (2x6 walls)
- Attic ceilings blown in insulation to R50
- Basement walls R12 blanket wrap insulation
- Exposed Floor Joists – R31 Spray Foam
- Orange Peel textured ceilings all rooms except bathrooms and closets
- Garage dry walled with one coat of taping compound

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WINDOWS & DOORS

- Colored windows (Standard colours incl: White, Sable, Taupe)
- Steel 2 panel insulated front entry door
- Insulated Steel slab entry man doors at Garage
- 5ft sliding patio door as per plans

GARAGE DOOR

- Non-Insulated door 8x7 Standard raised panel garage doors or as per plan
- Windows and Openers (optional from Builders sample – ask for quote)

HEATING & COOLING

- 75,000 BTU furnace, 95% efficient
- Additional gas lines extra
- HRV -150 CFM fantech

ELECTRICAL

- 100amp service with breaker panel.
- Decora light switches throughout
- All wiring as per electrical code
- Two water proof exterior electrical outlets with ground fault detector
- Wiring for electric stove in kitchen
- Installation of hood fan over stove or microwave range
- Lighting fixtures and door chime allowance - \$1,000
- Low voltage wiring for future garage door openers
- Location of plugs and switches as per electrical code

STAIR & RAIL

- Oak handrail, treads, risers, stairs and upper foyer hall (as per model) stained to color choice

TRIM & DOORS

- 2-3/4 inch MDF Casing
- 3-1/4 inch MDF Baseboard
- 2 Panel grained hollow core interior doors
- Builder Series hardware or similar
- Deadbolt on all exterior doors
- Vinyl coated wire shelving, 1 row in bedroom closets, QTY 4 - 12 inch shelves in linen and pantry

Plumbing (ENSUITE)

- Moen single lever vanity faucet
- White Contrac 4cc china drop in vanity sink
- White Contrac low consumption toilet w.c c/w seat and lined tank

PLUMBING (MAIN BATH)

- Moen single lever vanity faucet c/w mechanical drain
- White Contrac 4cc china drop in vanity sink
- White Contrac low consumption toilet w.c c/w seat and lined tank
- Mirolin 5' tub and shower unit curtain rod

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PLUMBING (LAUNDRY)

- Washer box only c/w drain and valves for washing machine
- White plastic laundry tub
- Moen Chateau Chrome two handle faucet

PLUMBING (KITCHEN)

- Double stainless steel sink
- Moen single lever Chateau Chrome deck faucet
- Dishwasher rough-in only

PLUMBING (BASEMENT)

- Rough-in for 3-piece bath
- Hot Water Tank heater – Reliance Rental

KITCHEN/BATHROOM/ LAUNDRY

- Kitchen cabinets, bathroom vanities & laundry room with countertops supplied and installed from builders sample – as per model
- Solid surface counter tops in kitchen, powder rm & ensuite (from samples)
- Laminate in main upper bath and laundry when applicable

GLASS AND MIRROR

- Standard mirror in main bath 40in high and full length of vanity
- \$150 allowance for "hanging" mirrors in 2pc and Ensuite baths
- Glass Shower Enclosure with Chrome hardware – on tiled showers only as per plan

FLOORING

- Carpet (Bedrooms) – Builders Allowance
- Hardwood (Great Room, Formal Dining Rooms) – Builders Allowance.
- Ceramic (Kitchen, Ensuite, Tub, Main bath, Foyer, Powder) – Builders Allowance
- Hardwood and ceramic can be interchanged with builder approval

PAINTING

- Prime and one coat on doors, trim and casing
- Prime and two coats on walls (3 colors including white)

PHONE/CABLE

- 3 phone outlets
- 3 cable outlets
- Cable and Phone can be interchanged

