



Property Address: _____

Buyer Name(s): _____

- **Foundation:** Walls 8” Thick, Footings, Construction as per builders plan
- **Exterior Walls:** 2x6 Construction as per builders plan, Studs 24 inch on centre
- **Framing:** 2x4 Walls Interior Walls, Studs 24 inch on centre
- **Exterior:** Wall 3/8” O.S.B or Fire Retardant Sheathing to Applicable Building Code
- **Windows:** PVC windows as per plan. Sealed triple pane, argon filled Low E Coating, Garage windows dual pane, clear glass. Screens included.
- **Exterior:** Asphalt shingles, 5 inch eaves, vinyl siding and features as per plan, cement parking, seal on window and door flanges. Colours and style set as per architectural control.
- **Driveway:** Broom finished concrete with expansion joints width of garage and as per plan.
- **Front Walk and Steps:** Broom finished front walk with precast steps or wood steps as per plan.
- **Deck and Steps:** Exterior side steps or deck to any applicable side or rear entry doors.
- **Furnace:** High efficiency natural gas furnace suitable for size and efficiency of home to code with main floor thermostat. Heating system may vary based on the building plans.
- **Humidifier and HRV:** Drip humidifier and heat recovery ventilator with wall control on main floor.
- **Hot Water System:** Minimum 50 US Gallon gas or electric hot water tank.
- **Wiring:** 100 amp service to home, plugs, switches, smoke detectors, door bell installed where required. Appropriate GFI protection where required. Roughed in central vacuum system.
- **Insulation:** R-40 loose fill/batt insulation as required in attic and R-20 fibreglass batt for exterior walls as required
- **Lighting:** Full lighting package and pot lights as required and per builder’s plan
- **Counter Tops:** Quartz counter tops throughout with under mount sinks.
- **Plumbing Fixtures:** Quality as per plan selections with shut offs to sinks.
- **Painting:** One coat primer and 2 coat finish with 1 main colour and 1 feature wall colour.
- **Fireplace:** Electric fireplace as per building plan if applicable.
- **Doors, Hardware, and Trim:** As per plan and finishing style of builder
- **Cabinets:** As per plan upper and lowers, soft close drawers and doors.
- **Bathrooms:** Mirror, toilet paper holder and towel bars included to match home decor.
- **Flooring:** Carpet with 8 lb underlay for stairs, entire top floor and upper floor bedrooms. Tile to all bathrooms on all floors. Vinyl plank to all main floor living areas and den or flex rooms.
- **Backsplash:** Tile backsplash to kitchen and bathroom areas where planned by builder
- **Feature Walls:** 2 Features Walls Included (either in the living room, bonus room, and or master bedroom).
- **Ceiling Features:** Any designed ceiling features or coffered inset ceilings noted on the floor plan if applicable.

Any changes or alterations to planned choices, style, colours, and finishing of the home may result in changes in price and date of completion. For pre built home sales, all finishing choices will be presented to the buyer for approval. Any delays in the approval of any selections will result in the builder making the selection without approval. The builder pledges to make all reasonable efforts to provide a quality home for the buyer while allowing the buyer to have input on the finishing choices where and if they are able to or applicable to change. It is understood the final decision on all construction choices are to the discretion of the builder. The home will be built using all current standard of construction meeting or exceeding current building code.

DATE: _____

Buyer Initial

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Builder Initial