

BIRANI DESIGN & BUILD INC.

Standard Building Specifications SCHEDULE "A"

Exterior Finishes

- 2x6 Construction
- Two (2) exterior hose faucets
- Two (2) exterior waterproof electrical outlets
- 12"x12" paving stone driveway and front walk-way
- Lot graded (as per grading plan) and fully sodded
- Timberline – HD Lifetime Shingles
- Maintenance free soffit, fascia, eavestrough and downspouts
- Non insulated garage door (one or two door optional)
- Screens on all patio door(s) and all operating windows
- All exterior hardware pre-selected by Vendor
- Brick (from Vendors selection) all around first level
- Maintenance free siding, chosen from Vendors samples (except Bungalows)
- A new Survey will be provided on Closing

Interior Finishes

- All interior hardware pre-selected by Vendor
- Mirrors in all Bathrooms and Powder Rooms
- Double Stainless Steel Sink in Kitchen
- Towel Bars and Paper Holders in Bathrooms
- Interior walls painted with Purchasers choice of two colors
- one color-trim and doors to be white
- White Bathroom fixtures
- Series 800 Doors throughout
- Painted finger jointed hemlock railing, baseboard and trim
- Wire shelving in all closets
- The following can be chosen from the Vendor's samples if colours and materials are available: --Ceramic flooring in Kitchen and Bathrooms in a wide variety of colours --quality broadloom.
- Quality finished Kitchen and Bathroom vanity cabinets with laminate/granite countertops (to be selected from vendors samples and within the allowance of \$25,000)
- 9' ceiling on main floor.
- Light fixtures to be selected from Vendors selection within the allowance of (\$2000.00)

Energy

- ENERGY STAR rated windows throughout, including doors with glass and or side lites.
- Metal clad insulated front door (and door from house to garage, if applicable)
- All windows and exterior door frames caulked
- House fully insulated to Ontario Building Code Standards (R 50 in attic, R 24 combination walls)
- Insulation on basement walls per Ontario Building Code (R 12 full height of basement walls.)
- Foam insulation sprayed around windows and doors.
- 100 Amp electrical service with Breaker Panel and copper wiring with doorbell
- Heavy duty outlet for electric Dryer and electric stove
- Smoke detectors & CO detectors as per Ontario Building Code.
- All underground utilities
- Three (3) pre-wired telephone jack locations and cable outlet locations
- Rough in for future garage door opener(s)

Mechanical

- ENERGY STAR High Efficiency forced air gas furnace.
- ENERGY STAR programmable thermostat.
- HRV (simplified Heat Recovery Ventilator)
- Central Air Conditioning
- Rented high efficiency hot water heater unit installed
- Taps for automatic washer
- Dryer vent
- Exhaust Hood Fan in Kitchen vented to outside
- Single laundry tub
- Hydro service to be located as per Public Utilities Commission specifications

Structural

- Poured concrete Basement floor
- Steps and deck are NOT included from patio doors Unless deck option is exercised, the patio doors will be blocked according to local Building Regulations
- Rough-In for future two (2) or three (3) piece Powder Room in Basement

Warranty

- **BIRANI DESIGN & BUILD INC.** Is a registered builder under the Ontario **New Home Warranty Program** with an excellent rating. All warranty work shall be in accordance with the Ontario New Home Warranties Act specifications. **Enrollment Fees to be paid by Builder**
- All Construction to be built in accordance with the ONTARIO BUILDING CODE at date of construction

Thank you for considering BIRANI DESIGN & BUILD INC.