



WILLOW CREEK ESTATES

M I D H U R S T

CUSTOM LUXURY FEATURES – Schedule A

SITE PREPARATION AND FOUNDATION

1. Poured concrete foundation wall width 8”.
2. 6” Granular stone beneath basement floor.
3. 4” Thick poured concrete floor.
4. Damp proofing and drainage layer to perimeter of foundation wall.
5. 8’ Foundation height as per agreement.

FRAME SPECIFICATION

FLOOR SYSTEM

1. Engineered silent floor system.
2. 5/8” Tongue & Groove sub-floor glued and screwed.
3. Standard engineered floor system (As Per Plan).
4. Steel beams (As per plan).

EXTERIOR WALL

1. Premium grade dry 2x6 plates and studs.
2. 7/16” wall sheathing.
3. Air barrier house wrap.
4. 9’ ceilings on the main floor only.

INTERIOR WALL

1. Premium grade dry 2x4 plates and studs.

ROOF SPECIFICATION

1. Engineered roof trusses to Canadian Standards or better where indicated.
2. Conventional roof area to be framed with dried #1 grade lumber.
3. 7/16” roof sheathing.

EXTERIOR FINISH SPECIFICATION

ROOF

1. Quality asphalt shingles, from builders’ standard samples.
2. Valleys consist of ice & water protection with metal valley flashing.
3. All eaves to have ice and water protection. The remainder of the roof to be covered with synthetic underlay.



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WINDOWS AND DOORS

1. Energy Star Vinyl casement windows throughout, with Low-e, Argon gas, and complete with screens on all operating windows. Frame colours are a component of the Vendor's predetermined standard exterior colours.
2. Basement windows to be white vinyl, Low-e thermal sliders with screens (as per plan).
3. Quality Weather Stripping throughout.
4. Paint grade interior extension jambs.
5. Painted steel insulated man doors with automatic closers from garage to house as per plan. Exterior paint colours are a component of the Vendor's predetermined standard exterior colours. The doors will be painted on the exterior of the home and left white on the interior.
6. Distinguished climate resistant steel garage doors finished with a baked enamel paint and complimenting glass inserts. Garage door colours are a component of the Vendor's predetermined standard exterior colours. Garage door style to be selected from vendors pre-determined packages.
7. Chain drive garage door openers on all garage doors with keyless entry.

SOFFIT/FASCIA/TROUGH

1. Continuous, fully vented aluminum soffit.
2. 5" seamless eaves trough installed using hidden fasteners for a smoother visual appearance.
3. 3" x 3" down pipes.
4. Colours are a component of the Vendor's predetermined standard exterior colours.

EXTERIOR CLADDING

1. Stone, Brick, Siding, Stucco, Faux Wood are as per plan, the colours of these materials are a component of the Vendor's predetermined standard exterior colours.

MECHANICAL SYSTEMS SPECIFICATION

HVAC SYSTEM

1. Propane High efficiency, forced air gas furnace with centrally located thermostat.
2. Heat Recovery ventilation System for fresh air exchange, energy efficiency and a healthier home.
3. CX36NTR direct vent propane fireplace with floor to ceiling enclosure finished in drywall as per plan.
4. Venting to outside for dryer.
5. Hood fan to be supplied by homeowners and installed by vendor.
6. Exhaust fans where applicable.
7. Central Air Conditioning expertly sized for the home, with location to be established by Vendor.
8. 40Gal Hot water tank included.

PLUMBING SYSTEM

1. ABS drains.
2. Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate solder contaminants within the plumbing system.



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3. Two exterior cold water hose bibs are provided, one in the garage and one at rear (or side) of house.
4. One submersible sump pump. Location to be determined by Vendor.
5. Provisional rough-in for future dishwasher (electrical run from panel to underside of subfloor located at sink).
6. Sewage pit installed in basement for future basement bathroom. R/I Only. (If Applicable)
7. Stainless steel under mount kitchen sink with faucet selected from vendors pre-determined standard packages.
8. Stainless steel laundry sink includes hot/cold water connections, as per plan.
9. Tubs to have single lever chrome faucets selected from vendors pre-determined standard packages.
10. Custom glass showers with tiled walls, floor and drywall ceiling to have chrome shower head with hand shower on slide bar selected from vendors pre-determined standard packages.
11. Soaker tub in Ensuite and main bath where applicable selected from vendors pre-determined standard packages.
12. Low flow white toilets selected from vendors pre-determined standard packages.
13. White undermount sinks for bathrooms selected from vendors pre-determined standard packages.
14. 3-piece bathroom rough-in to be located in basement and includes a drain only (location to be determined by the Vendor).
15. Toilets and faucets to include the convenience of separate shut-off valves.
16. Waterline for fridge Locations.
17. Powder room to have pedestal sink (unless otherwise noted) and is to be selected from vendors pre-determined standard packages.

ELECTRICAL SYSTEM

1. 200-amp electrical service with circuit breaker panel.
2. White Decora switches and receptacles throughout finished areas.
3. Ground Fault Interrupter (GFI) protection for bathroom and powder room outlets, or as required by the Ontario Building Code.
4. Two cable, and Two Cat 6 outlets. Locations to be discussed in conjunction with vendor on electrical layout.
5. Interior smoke, carbon monoxide, strobe detectors as per building code standards.
6. Rough-in electrical for future washer, dryer and dishwasher.
7. 220 volt heavy duty wiring and receptacle for stove.
8. Electrical outlets for fridge and at counter level for small appliances.
9. All wiring in accordance with the Electrical Safety Authority.
10. Contemporary light fixtures in all finished areas. Location to be determined by vendor.
11. Exterior coach lights – one per exterior door located as per plan.
12. Convenient ceiling receptacle in garage ceiling for garage door openers.
13. Switched electrical receptacle in soffit location is pre-determined by vendor.

INTERIOR FINISHES SPECIFICATION

INSULATION

1. R22 batt insulation in exterior walls.
2. R60 blown in Attic insulation.
3. R20 blanket to basement - ceiling to floor.
4. 6 mil poly to all areas of batt and blown insulation.
5. Spray foam around all doors and windows.



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DRYWALL

1. ½” Drywall throughout.
2. Square corners.
3. Smooth ceilings throughout finished areas of the home.

STAIR

1. Open Staircase (Not separated with a door to basement) - Oak veneer stringers, solid oak treads, solid oak handrail with Oak Pickets. Colour to match closely to hardwood flooring selection.
2. Closed staircase to basement or garage – Unfinished carpet grade stairs, with poplar wall-mounted handrail.

TRIM

1. 6’-8” Interior passage doors and closet doors as selected from the Vendor's standard samples. One type throughout house.
2. 3 ½” MDF Casing and upgraded 7” MDF baseboard throughout finished area. To be selected from Vendor’s standard samples.
3. Thoughtful storage considerations include ample closet space outfitted with melamine shelve with handing rod, as per plan.
4. Linen closets to receive melamine shelving at various heights.

HARDWARE

1. Entry grip set with deadbolt on front exterior door. To be selected from Vendor’s standard samples.
2. Lever style door hardware on interior passage doors throughout finished areas with complimenting hinges. To be selected from Vendors standard samples.

PAINTING

1. Trim and ceiling have one coat of primer and two coats of quality paint.
2. All interior walls (In finished areas) have one coat of primer and two coats quality paint.
3. Purchaser may choose up to 3 paint colours for the walls. 1 additional colour to be selected for ceiling and trim work.
4. Oak stairs, railings and pickets are stained and varnished. Stain shall be matched to the hardwood/vinyl flooring selection. The Purchaser acknowledges and accepts that shade differences may occur between prefinished materials and those other materials that are finished on site.

MILLWORK

KITCHEN

1. Custom designed kitchen cabinetry offered in a variety of finishes, styles and colours (From vendor’s samples).
2. Solid surface countertops in kitchen to be selected from vendor’s standard samples.
3. Flush breakfast bars in kitchens as per plan.



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4. Stainless steel undermount sink.
5. Single lever chrome faucet.
6. Dishwasher space provided, including electrical and plumbing rough in for future hook up.

VANITIES

1. Vanity cabinetry with solid surface countertops in all bathrooms from Vendor's' standard samples.
2. Chrome faucet from Vendor's standard samples.
3. Undermount porcelain sinks from Vendor's standard samples.
4. Pedestals sink in powder if applicable from Vendor's standard samples.

FLOOR FINISHES

1. Engineered hardwood floors as per plan. (Selected from Vendor's standard samples).
2. Ceramic/porcelain tiles as per plan. (Selected from Vendor's s standard samples).
3. Ensuite Shower floors to be tiled as per plan (Selected from Vendor's s standard samples).
4. Ensuite separate shower walls to be tiled as per plan (Selected from Vendor's s standard samples).
5. Secondary bathroom tub walls to be tiled as per plan (Selected from Vendor's s standard samples).

OTHER

1. Patio Stone sidewalk from front entry to driveway (driveway to be dressed with crushed stone screenings).
2. Front, side and rear yards will be graded and sodded. in area affected by Construction.
3. Mirrors included in all bathrooms, one mirror per sink.
4. Precast concrete steps at front, side and rear entrances where required by grade.
5. Nine-foot ceilings on main floor and eight-foot ceilings on second floor, as per plan if applicable. Ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings, and may be reduced in areas with bulkheads/dropped ceilings.
6. Additional options and upgrades may be purchased as per Vendor's Options Packages.