



**SCHEDULE 'E'**  
**New Construction BUILDING SPECS**  
For Single Family Homes & Semi Detached Units

To be attached as Schedule E and form part of the Agreement of Purchase and Sale.  
Included in the purchase price as follows:

**1- SERVICE & PERMITS**

- Sewer & water from property line to house
- Building permit
- Plumbing permit
- Electrical permit
- Liability insurance during construction

**2-SITE WORK**

- Cut trees as required for construction
- Grub lot & remove debris
- Driveway-rock base with crushed stone on top
- Paved driveway & lawn included – may not be completed by closing if closing is during the winter months but will be completed the following spring.
- Rough grading completed

**3-EXCAVATION & FOUNDATION**

- Excavate area for foundation (or engineered pad for walk-out basements where required)
- Install concrete footing
- Install concrete foundation walls-8" thick, 7'11" in height
- Install drain tile
- Install drainage gravel
- Foundation seal-Dam-proof interior & exterior foundation walls
- Install Delta MS Waterproofing
- Backfill with existing materials
- Install concrete floors- 3" in basement

**4-FRAMING & ROUGH CARPENTRY**

- All lumber to be kiln dried & stamped #2 or better
- Sill gasket on top of foundation wall
- 2" X 6" wood exterior construction (16" on center)
- Pre-engineered roof trusses
- Roof Sheathing 15/32" OSB Ultra Roof
- Pre-engineered Floor system; as per builder package
- Floor sheathing ¾" OSB T&G glued and ring nailed
- Wall sheathing 7/16 OSB
- Basement walls to be studded with 2" X 4" 24" on center, insulated, vapour barrier & boarded (no tape)

## **5-EXTERIOR FINISHES**

- Exterior of all plans to be completed in vinyl siding & brick/stone, as per builders exterior package
- Building envelope including all doors & windows to be fully Foamed
- Ice & water shield at perimeter of roof and valleys, synthetic paper on remainder of roof (e.g. Cool Grey)
- Eave ventilation. Gable vents as per plan
- 25 year warranty roof shingles
- Aluminum fascia & vinyl soffit
- Eavestrough & down spouts
- Attached 10' X 12' deck on back of house to be constructed on concrete frost-free pillars. Pressure treated lumber or Tech Posts.

## **6-INSULATION**

- R-50 blown in cellulose insulation in attic over living section
- R-20 blown in cellulose insulation in attic over garage section
- R-22 batt insulation in walls
- 1" rigid foam plus R-12 batt insulation in basement walls
- 6 mil Ultra Vapour Barrier - walls & ceiling-fully sealed
- Tyvek or Typar house wrap to be installed under siding

## **7-DOORS & WINDOWS**

- Vinyl windows, as per plan
- All windows that operate to have screens
- Rear vinyl sliding patio doors where applicable
- Metal insulated exterior doors with dead bolt., as per plan
- Protective security dead bolt with thumb latch front entrance set
- Privacy locks on all bathroom doors
- White classical panel interior doors
- White classical panel bi-fold doors

## **8-INTERIOR FINISHES**

- Plaster walls with textured ceiling
- Trim: 5 ¼ " baseboards & 3 ½ " door trim & 5" Boston headers on doors
- Wood return on windows
- Natural pine staircase in all unfinished areas as per plan.
- Kitchen cabinets, counter tops, vanities, & knobs-as per Builder's Suppliers list
- White wire shelves as installed by Builder's Supplier
- Walls & trim primed plus two coats of quality paint (4 colors) \$50 per additional colors
- Flooring Material-as per Builder's Suppliers list (If flooring material is not available during the construction, client will need to make another choice from the builders flooring material package or Wesco Construction reserves the right to make the choice for the client)
- Fixtures: light fixtures as per allowance in Schedule D. Over the range microwave with range hood is not included in purchase price but if purchased by Buyer, will be installed by the builder. If over the range microwave is not purchased, a standard, basic range hood, not vented outside, will be installed

as part of the purchase price. An upgraded range hood, and or venting outside, is an upgrade.

#### **9-PLUMBING**

- Standard (Tomlin or equivalent) one piece acrylic tub & shower enclosure, as per plan
- American standard or Marina or equivalent toilets, as per plan
- Hot & cold tap with drain for washer
- Quality single lever faucets for sinks & pressure balanced shower heads
- Double stainless steel sink in kitchen; a Blanco
- Two exterior hose bibs-located at rear of house or one at side of house or in garage if applicable
- Hot water tank is a rental unit
- Water shut offs on all fixtures
- Ipex water lines

#### **10-ELECTRICAL**

- 125 amp entrance & panel with breakers
- Waterproof exterior outlets
- Smoke detectors on each floor wired to main panel
- Heavy duty wiring for dryer & stove
- Dishwasher rough-in, will hook up
- Pre-wired for television
- Pre-wired for telephone-no jacks no plates
- White electrical outlets, switches & plates (Decora style)

#### **11-HEATING & VENTILATION**

- Electric Baseboard Heating with one Mini-Split Ductless Heat Pump
- Heat recovery unit with push buttons in all bathrooms
- Exterior exhaust for dryer
- All heating systems are installed by certified technicians

#### **12-Garage (if applicable)**

- Insulated steel sectional door, as per plan
- Garage floor-4" poured concrete with 6" X 6" steel wire mesh
- Garage door opener with remote key pad included
- Maintain slope of garage floor for drainage
- Garage with texture finish

#### **13-MISCELLANEOUS**

- Central vac rough in
- 7 year new home warranty

#### **14-SPECIAL NOTES**

- The number of steps at the front & rear of the house may vary from that shown, according to grading conditions, and site conditions
- Ceiling and walls may be modified to accommodate mechanical systems if required

- Purchasers agree to pay adjustments on closing – as per Schedule A, which forms part of Purchase & Sale Agreement, and will indicate the final purchase price.
- Specifications are subject to change without notice. Vendor will have the right to substitute the materials for equal or greater value.
- House to be cleaned upon completion of construction.
- Clients are responsible to advise all utility companies of their closing date and arrange the transfer of the billing information accordingly. Wesco Construction will have all utilities shut off 24 hours after closing.

**15-SPECIAL NOTES**

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**\*\*CLOSING DATES MAY BE DELAYED DUE TO REASONS**  
**BEYOND BUILDERS' CONTROL\*\***