

SWANSON BUILDERS
Site 710, Comp 7, R.R. 7
Saskatoon, Sk. S7K 1N2

Ph. 306-493-3089; Fax 493-2689; info@swansonbuilders.ca

“ SCHEDULE A ”

FOR SPEC HOUSE NO. 117

RTM HOME, built according to supplied plan, on Swanson Builder's yard, dimensions 30 x 54, with front and rear bay projections; 1650 sq. ft. in total area.

CONSTRUCTION DETAILS AS FOLLOWS:

FLOOR: Solid lumber 2 x 10 floor joists on 16” centers and double rim board; 3/4” T&G #1 OSB floor sheathing glued and screwed; 3/8” underlayment in lino areas; floor coverings as installed - lino in kitchen, dining, baths, hall, and entry; laminate in the LR and bedrooms. Includes prefinished verandah on full front with fluted white columns.

EXTERIOR WALLS: 2x6 walls (9 foot); 3/8” exterior sheathing glued to wall studs and framing members (around windows and doors, etc) for excellent moving strength, building wrap, Mitten vinyl siding (std. color); Genstone simulated stone siding on lower portion of front and entire LR bay; R20 batt insulation, super-seal caulking job (frame caulk plus electrical box plus vapor barrier seal); foam insulation seal around windows; CGSB 6 mil air-vapor barrier.

ROOF: engineered trusses 5/12 pitch, standard gables with 2' overhang, except the front which has a 7 ft. overhang for a verandah; 9 foot ceilings throughout with a vaulted K-D-L area; 7/16” OSB roof sheathing; R48 blown fiberglass attic insulation; IKO designer shingles – Dual Black color - Cambridge 30; attic vents, aluminum soffit and fascia (Kaycan charcoal). Eavestroughs and downspouts are not included.

INTERIOR WALLS: 2x4 walls (9 foot), 1/2” drywall, CD (sag resistant) drywall on ceilings; textured ceilings, deluxe rounded drywall corners; decorative drywall work and painted ceiling border; potlight niche and LR bay; primer & 2 coats of high-quality General Paint HP 2000 eggshell topcoat (two colors).

WINDOWS & DOORS: CWD triple pane glass with heavy Ambassador pvc frames; HP (upgraded titanium) Low E glass coating, argon filled airspace; upper grilles on front transom windows; stained wood-grain fiberglass front door with oval glass, side door with venting window, and back door is a single french door with full glass. Exterior doors are fiberglass with MC exterior frames. Inswing doors are double drilled for deadlocks. ORB finish door knobs.

PAGE TWO

ELECTRICAL: rough-in plus finish-up, with plugs, switches, and plates; ORB light fixture pkg. Includes 2 phone jacks, 2 exterior plugs, 1 soffit plug, standard wire cluster drop through floor, central vac outlets, vac pan in island; wired for thermostat and ventilation system (controls not included), ceiling fan in LR with wall controls.

PLUMBING: Hytec AC61 tub with surround and dome in main bath; 48" AC 4846 acrylic shower with glass door in ensuite bath, washer/dryer hookups in utility; 3 china basins, 3 toilets with insulated tanks, std. chrome taps, stainless steel kitchen sink; five 3x10 metal ducts in walls (one in each bath, one in kitchen, one in hall) with diffuser grilles for ventilation system.

CABINETS: in lovely custom-built stained (Bison) maple; chamfered RP doors; L-shaped kitchen with framed pantry and large angled island; 40" upper cabinets with varied elevations (not straight through); maple pantry door with raindrop glass; includes large crown mold and decorative under upper molding; pot and pan drawers, wired for MW above stove, DW space; laminate bevel edge countertops in kitchen and on vanities; three vanities and upper washer/dryer cabinet to match; deluxe wing-mirror medicine cabinet and over-john towel cabinet in main bath.

INTERIOR FINISHING: Cheyenne grooved white interior doors and bifolds); #401 MDF white window and door case, with #663 (4 1/4") wide MDF baseboard; wall mirrors in ensuite and entry baths; towel rods and paper holders in each bath. Melamine closet shelving – double where feasible.

MISC.: Includes insurance coverage while on builder's yard, and enrollment and certification with Saskatchewan New Home Warranty Program under Builder No. 624.

Thank-you. Con Barkman // Swanson Builders