

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. 126

RTM HOME, built according to supplied plan, on Swanson Builder's yard, dimensions 30 x 50, with two projections; 1525 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 & screwed; 3/8” underlay in vinyl areas; floor coverings as suggested - vinyl in kitchen, dining, baths, hall, and entry; laminate in the LR and bedrooms (still subject to customer preference).

EXTERIOR WALLS: 2x6 walls (8 foot); 3/8” exterior sheathing glued to wall studs and framing members (around windows and doors, etc) for superior moving strength, building wrap, Kaycan vinyl siding (Khaki color); 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; two matching gables on the front; 8 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 Commerical Brown). Eavestroughs and downspouts are not included.

INTERIOR WALLS: 2x4 walls (8 foot), 1/2” drywall, CD (sag resistant) drywall on ceilings; textured ceilings, deluxe bevelled drywall corners; primer & 2 coats of high-quality eggshell topcoat in beige color, with an accent wall.

WINDOWS & DOORS: Ply Gem triple pane glass with heavy Ambassador pvc frames; HP (upgraded titanium) Low E glass coating, argon filled airspace; upper grilles and wide decorative surround on front windows; fiberglass front door with decorative oval glass, side door with venting window, and back door an Ambassador sliding french door with full glass. Exterior doors have metal clad exterior frames. Inswing doors are double drilled for deadlocks. ORB finish door knobs.

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ELECTRICAL: rough-in plus finish-up, with plugs, switches, and plates; std. 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 AC91 tub with surround and dome in main bath; 4 ft. fiberglass shower 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: custom-built stained cabinets in maple wood; Raised Panel doors; L-shaped kitchen with framed pantry and large island; 30" upper cabinets with varied elevations (not straight through); includes large crown mold and decorative under-upper molding; pot and pan drawers; maple pantry door; wired for MW above stove, DW space; laminate bevel edge countertops in kitchen; three vanities and upper washer/dryer cabinet to match; deluxe wing-mirror medicine cabinet in main bath.

INTERIOR FINISHING: 3 panel MDF white interior doors and bifolds; #403 MDF white window and door case, with #405 (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 (abundant closet space).

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