

SWANSON BUILDERS
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“ SCHEDULE A ”
FOR SPEC HOUSE NO. 127

RTM HOME, built according to supplied plan, on Swanson Builder's yard, dimensions 30 x 52, with front and rear projections; 1593 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 lino areas; floor covering allowance of \$6.25/sq.ft.(\$9956) at Beehive Flooring, for material & labor.

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) with Sable corners; stonework on front above the deck area. 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 4.5/12 pitch, standard gables with 2' overhang, except a front portion which has a 7 ft. overhang for a verandah; also a front central gable over the front door; 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 - Sable color). Eavestroughs & downspouts and deck & posts are not included.

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

WINDOWS & DOORS: Ply Gem triple pane glass with their top line Ambassador pvc frames; HP (upgraded titanium) Low E glass coating, argon filled airspace; upper grilles and Sable-color surround on front windows and door; fiberglass front door with decorative glass, side door with venting window, and rear door is a 6' sliding patio 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; 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: Mirolin tub with integral surround in main bath; deluxe tiled 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 cabinets in maple wood; shaker or 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; built-in desk area; pot and pan drawers; maple pantry door with raindrop glass; wired for MW above stove, DW space; laminate bevel edge tops; three vanities and upper washer/dryer cabinet to match; deluxe wing-mirror medicine cabinet in main bath. (plan as per J&S quote).

INTERIOR FINISHING: 2 panel MDF white interior doors and bifolds; #423 MDF white window and door case, with #425 (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