

SWANSON BUILDERS
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“ SCHEDULE A ”

FOR HOUSE PLAN NO. 133 (under construction)

RTM HOME, built according to supplied plan, on Swanson Builder's yard, dimensions 30 x 52, with a feature front projection and fireplace/chase; also a 30' x 7' rear roof overhang for a verandah area. 1594 square feet of total house floor area.

CONSTRUCTION DETAILS AS FOLLOWS:

FLOOR: 3/4” T&G #1 OSB floor sheathing glued & screwed on solid lumber 2x10 floor joists at 16” centers and double rimboard; 3/8” underlay where required; floor covering allowance of \$6.50/sq.ft. (\$10,361) 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, Gentek vinyl siding (Khaki color); high Living Room front gable with upper round-top windows and external chase for fireplace, with accent vinyl shake and stone finish on this portion; upgraded R22 Roxull 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 a rear portion which has a 7 ft. overhang for a verandah; also a jog-out and front central gable at the LR; 8 foot ceilings except for a LR area with a high 7/12 pitch vault with tray riser; 7/16” OSB roof sheathing; R50 blown fiberglass attic insulation; Cambridge designer shingles – Dual Black color; attic vents; aluminum soffit and fascia (Gentek – Comm. Brown color). [Eavestroughs & downspouts and veranda deck are not included.]

INTERIOR WALLS: 2x4 walls, 1/2” drywall, CD (sag resistant) drywall on ceilings; textured ceilings, deluxe chamfered 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 windows with HD pvc frames; HP (titanium) Low E glass coating, argon filled airspaces; upper grilles on front windows; front door with decorative glass, side door with venting window, and the rear door is a deluxe 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.

ELECTRICAL: rough-in plus finish-up, with plugs, switches, and plates; our std. ORB light fixture pkg. Includes 2 phone jacks, 2 exterior plugs, a TV plug above fireplace, a 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. GD36 gas (or propane) Napoleon fireplace in LR (includes a tile or stone surround area).

PLUMBING: Mirolin tub with integral surround in main bath; 5' fiberglass shower in ensuite bath; washer hookup & dryer plug 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 HRV ventilation system.

CABINETS: custom-built cabinets in maple with shaker doors; L-shaped kitchen with framed pantry and large island; 30" upper cabinets with varied elevations (not straight through); includes large crown mold and 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 available drawn quote).

INTERIOR FINISHING: 2 panel (or similar) MDF white interior doors and bifolds; wide plain profile #423 MDF white window and door case, with #425 (4") 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.

FOR PRICE OF THIS HOUSE AS DETAILED ABOVE - please contact Swanson Builders at 306-493-3089 (office), 306-493-7027 (mobile), or email to: info@swansonbuilders.ca

PAYMENT SCHEDULE – 30% at sale agreement, 30 % at drywall stage, 30% at cabinet stage, and the balance before the move. Taxes are to be added to each payment. The move is paid directly to the mover upon placement on the customer's foundation.

Thank-you. Conrad Barkman // Swanson Builders