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“ SCHEDULE A”
FOR SPEC HOUSE NO. 138

RTM HOME, built according to supplied plan, on Swanson Builder's yard, dimensions 30'32' x 52'; 1606 sq. ft. in total area. House presently under construction.

CONSTRUCTION DETAILS AS FOLLOWS:

FLOOR: Engineered Wood I floor joists on 16” centers and 1 3/4” rim board; 3/4” T&G #1 OSB floor sheathing glued & screwed; std. floor coverings as planned - laminate in main areas and vinyl tile in bathrooms and laundry.
[Note: at present flooring can still be customer choice]

EXTERIOR WALLS: 2x6 walls (9 foot); 3/8” exterior sheathing glued to wall studs and framing members (around windows and doors, etc) for superior moving strength, building wrap, Mitten vinyl siding (Stratus gray color); contrasting Mitten Board & Batten siding accents in gables with Rockaway Gray; stonework on front above the deck area. Premium R22 Roxull 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; also a central gable over the front door and two decorative roof dormers; 9 foot ceilings throughout with an open, vaulted K-D-L area; 7/16” OSB roof sheathing; R48 blown fiberglass attic insulation; BP Mystique 42 shingles in Twilight Gray color; attic vents; Kaycan aluminum soffit and fascia (white). (Eavestroughs & downspouts and deck & posts are not included.)

INTERIOR WALLS: 2x4 walls (9 foot height), 1/2” drywall, CD (sag resistant) drywall on ceilings; textured ceilings, deluxe bevelled drywall corners; primer & 2 coats of high-quality Cloverdale eggshell topcoat, with an accent wall or second color.

WINDOWS & DOORS: Ply Gem triple pane glass with pvc frames; HP (upgraded titanium) Low E glass coating, argon filled airspace; 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. SN finish door knobs.

PAGE TWO

ELECTRICAL: rough-in plus finish-up, with plugs, switches, and plates; custom SN light fixture pkg. Includes 2 phone jacks, 2 exterior plugs, 1 soffit plug, standard wire cluster drop through floor, central vac outlets, 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; large 5 ft. Mirolin acrylic shower with glass door in ensuite bath, washer/dryer area in utility; 3 china basins, 3 toilets with insulated tanks, std. chrome taps, stainless steel kitchen sink; 3x10 metal ducts in walls with diffuser grilles for HRV ventilation system.

CABINETS: custom-built cabinets in maple wood – main cabinets in Latte color (an off-white) and the island in Slate Gray; shaker panel doors; L-shaped kitchen with framed pantry and large island; includes crown mold and decorative under-cabinet molding with under/upper lighting; pot and pan drawers; pantry door with raindrop glass; wired for MW above stove, DW space; laminate countertops; three vanities and upper washer/dryer cabinet to match; plan as per North 52 Cabinet layout.
[Note: at present cabinet detail selection can still be customer choice]

INTERIOR FINISHING: 3 panel MDF white interior doors and bifolds; #423 MDF white window and door case, with #425 (4") wide MDF baseboard; wall mirrors in the bathrooms; 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. // Swanson Builders