



WEST VILLAGE *at Stratford*

CONSTRUCTION SCHEDULE

Construction Schedule for new townhomes

Standard Quality of New Homes Built by McCann Construction

- Member of Tarion New Home Warranty Program



FOUNDATION

- 22" X 6" footings
- 4" perforated tile around foundation to sump well, install ¾" wash stone for drainage
- 9" foundation walls
- Garage foundation filled with pit run and compacted
- 4" concrete garage floor with power trowel finish and saw cut for expansion
- 3" concrete basement floor with power trowel finish
- Delta MS damp proofing membrane or equivalent for protection from water penetration
- Backfill with existing excavation fill
- B-gravel base for lane way, topped with "A" gravel, packed and paved in asphalt
- Topsoil leveled to grade
- Sodded yard

HOUSE CONSTRUCTION

- 2' x 4' ring plate fastened with anchor bolts approximately 4" o.c. to foundation
- TJI floor joists 16" o.c.
- Floor 5/8" fir plywood glued and screwed to joist
- 2' X 4' stud walls 16" o.c. with ¾" exterior sheathing for exterior walls
- 2' X 4' stud wall 16" o.c. for interior walls except adjoining unit walls
- Adjoining unit walls two layers of DensGlass fire rated sheathing for true noise and fire separation
- Adjoining unit walls studded and insulated each side and finished in drywall
- 2' X 4' stud wall 16" o.c. for garage walls with drywall finish taped and painted
- Garage includes painted finish standard
- Optional Garage door opener
- Engineered trusses 2' o.c., strapped on under side with 1' X 3' - 16" o.c. for drywall
- 1/2" fir plywood roof sheathing
- Asphalt shingles, self sealing with starter strip and vents where required
- Aluminum starter strips, vents, soffit and fascia and seamless eave trough
- All exterior doors steel insulated and painted as per Builders colour scheme
- All windows vinyl cladded with thermopane glass
- Exterior finish brick and siding as per design
- Steel insulated prefinished garage door
- Rear deck and front porch standard (Condo Corporation owns)
- Landscaping included (Condo Corporation owns)

Plans and specifications may be subject to change



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INTERIOR FINISH

- R-19 insulation in walls with poly vapor barrier
- R-40 blown in ceiling of house with poly vapor barrier
- 5/8" drywall on ceilings, paintable "California" style textured ceilings (and walls where applicable)
- 1/2" drywall on walls with Gypsum Association Level four drywall finish Standard.
- Series 800 triple hinged paint grade doors painted with semi gloss Alkyd paint and semi gloss Alkyd painted MDF trim, 2 3/4" casing and 4" baseboards
- Carpet grade pine stairs from main floor to basement and upper floor (stairs finished)
- Stair railings and spindles solid Oak and finished from Builder's Standard stain samples
- All door hardware in standard brushed nickel finish
- Prefinished dustless wire shelving in all closets
- All walls 1 coat of primer and 2 coats of egg shell Latex paint
- Buyer is allowed two colours per unit from Builder's Standard samples
- Custom Oak and Melamine kitchens and bathroom vanities from Builder's Standard samples
- Flooring from Builder's Standard samples
- Expanded foam insulation around windows

HEATING

- High efficient gas furnace
- Central Air conditioning standard
- Gas Fireplace standard with mantle from Builder's standard samples.

PLUMBING

- One piece tub and shower in lower bathroom from Builder's standard samples
- One piece tub and shower in upper bathroom from Builder's standard samples
- Pressure Balance shower valves standard
- Drain in basement floor plus sump pit and sump pump
- Single lever Moen taps with mechanical pop up drains
- Ultra low flow toilets from Builder's standard samples, tanks insulated to reduce condensation
- Two non-freeze outdoor water taps (front tap in garage)
- Double stainless steel sink in kitchen
- Connection for washer and electric dryer including vent
- Rental gas hot water heater
- ABS, copper and plastic flexible pipe where required
- Builder does not supply or install mirrors, towel bars or paper holders



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ELECTRICAL

- 100 amp. Main service with mechanical Breakers and arc fault Breakers where required by code
- All copper wiring
- Ceiling pot lights as per Builders layout
- Light fixtures provided where required unless Buyer chooses to purchase with allowance.
- Central vac rough-in
- Cable TV rough-in up to three outlets (caps and hook-up to be supplied by Cable installer at Buyer's expense)
- Telephone rough-in up to five outlets (caps and hook-up to be supplied by Phone installer at Buyer's expense)
- Bathroom exhaust fans vented to outside
- Wiring completed to meet or exceed Ontario Hydro code
- Two outside GFI receptacles
- Smoke and carbon dioxide detectors on all floors
- Outside vented Range hood standard in white
- Outside vented Range hood and microwave optional
- Door chime and exterior buttons
- Inside GFI outlets where required

BASEMENT

- Unfinished. Insulation blanket on outside walls installed to code. One electrical outlet supplied
- Although a bathroom can easily be installed, no roughed in bathroom will be provided.
- Cold room with insulated door
- Cable and Phone leads stubbed at electrical panel to be connected
by Phone and Cable companies (at Buyer's expense)

Tarrion Warranty

One year protection from construction defects. The Builder will return one time only in the first year of occupancy at the owner's request to repair any visual defects in the drywall. Builder will not be responsible for redecoration of repairs.

Two year protection from basement leakage, water penetration through the Building envelope (roof, exterior walls, and doors), defects in the electrical, plumbing, heating delivery and distribution systems and detachment or deterioration of the exterior cladding.

Seven year protection from major structural defects.

Tarrion Warranty Registration shall be at the Buyers expense. Builder shall contribute \$300 towards registration.

Final clean up

Builder shall leave the unit professionally cleaned to a broom swept and soap & water mopped condition. Carpets shall be vacuumed. Windows and interior surfaces shall be wiped down for dust. The Buyer shall be responsible for any additional cleaning normally associated with new construction.

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Miscellaneous

The builder reserves the right to substitute materials with that of equal or better quality

All building permits, plumbing permits, development fees, HST (less Rebate assigned to Builder) and drafting is included in price

The Buyer shall not move in any personal belongings or new furniture/appliances prior to Occupancy date

No alterations, additions or deletions to the foregoing specifications shall be made by the Buyer unless provided for in a Change Order duly executed by both parties.

The Buyer shall select items from the Builder's samples only, provided they have not been installed or ordered from the manufacturer.

The parties agree to complete all prescribed HST rebate forms. The Buyer warrants that the property is to be their primary place of residence, that they are entitled to such rebates and that they assign their rights to all rebates of such taxes to the Seller. The Buyer and Seller agree that the HST and HST rebates are included in the purchase price. Consideration in the Deed will be the total price the amount of HST payable (before rebate)

The Buyer agrees with the Seller that the following are not included in the sale price: Drapes, tracks, rods, blinds, furniture, appliances.

It is recommended that the Gypsum Association level five drywall finish be completed (at the Buyer's expense) if a semi gloss or gloss paint is chosen and the interior walls are NOT spray textured.

Design and specifications of unfinished or yet to be started units are subject to upgrading or change at the Builders discretion at anytime without notice.

