

Specifications for Deep Cove Anchorage Homes (1 and 1 ½ storey) April, 2008

Slab:

Engineered slab on 6" min gravel base
1 ½" Styrofoam insulation, 6mil poly vapour barrier
6x6 welded wire mesh embedded in concrete
rebar as per engineer design
3 to 4" concrete slab thickened to 14" at perimeter

2nd Floor (if applicable):

2x10 floor joists @ 16" oc
1x3 strapping on underside of joists @ 16" oc
5/8" plywood over joists
laminated flooring

Outside Walls:

2x6 studs @ 16" oc
7/16" OSB, Tyvec barrier over
eastern cedar shingles finished with "Lifetime Preservative"
R20 fiberglass insulation, 6mm poly vapour barrier
½" drywall, taped filled and painted

Roofs and Ceilings:

Cambridge 30 year asphalt shingles
15lb felt paper
ice shield in valleys
1x6 or 1x8 spruce boards
Engineered roof trusses, some dormer rafters
1x3 strapping @ 16" oc
R 40 fiberglass insulation on slopes, blown in insul in attics
6 mm poly vapour barrier
½" drywall, taped, filled and painted

Windows and Exterior Doors:

Kohler doors and Kohler Supreme windows
Kohler Supreme windows have a lifetime guarantee

Floors:

Ground floor is heated, stained concrete
Exterior deck floors are unheated, stained, stamped concrete
2nd floor is laminated flooring

Interior partitions:

2x4 @ 16" oc, drywall both sides, taped, filled and painted

Interior doors:

Pine, louvered or with glass panels

Kitchen Cabinets/Bathroom Vanities:

By Martin Janes Cabinetry Ltd. or equivalent
Painted melamine, European concealed hinges
Shaker style doors
Granite countertops
Under counter lighting
Gas line installation for propane stove (if required)

Pg 2. Specifications for 1 and 1 ½ storey house

Finishes:

Trim: painted mdf

Paint: ICI Glidden

Eggshell finish on walls and ceilings. Semi-gloss on trim

Color choices by buyer, maximum, 2 colors + 1 trim colour

Fireplaces:

Propane fired

Vermont Castings, 32-36"XTVRN propane (36"=27500 btu)

above is the current standard model...note: seller reserves the right to change this to another model of equivalent quality

Face of fireplace is combination of wainscoting and ceramic tile

Electrical:

Underground electrical service, 240V, 200A, 1Ph

42 circuit panel with circuit breakers

#12 and 14 loomex copper wiring

approximately 42 wall plugs (as regulated by local Electrical Code)

3 exterior GFI plugs

3 min. exterior lights

Lighting: halogen ceiling mounted pot lights

Other, or additional fixtures are extra

10 KW electric boiler for 2 zone in-floor radiant heat (concrete flrs only)

Switch for propane fireplace

Door bell, 2 Smoke detectors

Dryer plug

2 washroom exhaust fans

Ceiling fan in great room

4 telephone outlets, 3 cable outlets

All electrical is inspected and approved by NS Power Corp inspectors

Plumbing, Heating and Ventilation:

Plumbing fixtures are American Standard models or equal

Double stainless steel kitchen sink

Shower stalls are ceramic tile

Heating of main floor is hot water /in floor /electrically heated

Heating of 2nd floor is electric baseboard, thermostats on 2nd floor

Ventilation to every room is through a 100cfm air exchanger

Exhaust fans in each washroom

Dryer vent to outside

1 gas connection for barbeque, 1 to fireplace, 1 to range (if req'd)

Re: Appliances:

Openings in cabinets are for specific appliances

Appliances are not included in the purchase price; however, they can be added to the price and included in the mortgage.

Pg 3. Specifications for 1 and 1 ½ storey house

Open or Screened Porches (if applicable):

Entry through doors from the house interior and an exterior screen door

Floors are stained, stamped concrete

Exterior Decks:

A deck of 120 sq ft stained, stamped concrete is included

Additional deck space or alternate materials is extra

Exterior:

Gravel driveway and surrounding edge of house

Basic landscaping is included (site will be kept as natural as possible...no grass)

Note that future planting of large vegetation is height restricted to protect neighbors' views

Specifications for 3 storey house

All of the above specifications apply to the 3 storey homes as a minimum.

There are additional specifications, especially relating to stairs and elevator.