



**PINESTONE HOMES**  
**MARYHILL**  
SPECIFICATIONS - SCHEDULE A

**FEATURES INCLUDED**

- Poured concrete foundation
- Poured fruit cellar under front porch
- Floor sheathing nailed and screwed and glued
- R20 insulation on basement exterior walls
- Exterior outside house wall construction is 2 x 6 (R-22)
- R60 Blown insulation in ceiling
- High efficient gas forced air furnace with white floor registers
- Screens for all opening windows
- Connections for automatic washer and dryer
- Acrylic bathtub with ceramic on walls
- Ceramic showers
- Two exterior lawn service taps
- Wired and vented to exterior for standard kitchen hood fan
- Two exterior weatherproof outlets
- 200 amp Breaker panel
- Dryer vent installed
- Copper wiring throughout
- Heavy duty cable and receptacle for stove
- Rental Tankless On Demand Water Heater (Purchaser to sign a consumer rental agreement with rental company)
- Oak railing on stairs as per plan
- Choice selection of cabinets and countertops (from builder's samples)
- Opening for dishwasher
- Aluminum soffits, fascia and eavestrough (Choice from builder's samples)
- Dead bolts on exterior swing doors of house
- Sodded front & side yards
- Seeded rear yard
- \*\*\* Poured concrete front sidewalk
- \*\*\* Paved drive
- \*\*\* Landscaping package.
- \*\*\* 8'-6" High foundation
- \*\*\*\*\* Steel sectional insulated roll up garage door - with windows (from Builder's samples)
- \*\*\* Dynasty Series roof shingles
- \*\*\* 2 x 10 floor joists
- \*\*\* Sub Floors, glued and screwed
- \*\*\* 9' Ceilings on 1st floor
- \*\*\* Aluminum freeze board under soffit as per plan on front of house
- \*\*\* Stone on front of house (as per plan) from Builder's samples
- \*\*\* Brick on main floor, on sides & rear ( as per plan ) from Builder's samples
- \*\*\* Vinyl board & batton siding on upper sides & rear
- \*\*\* Color vinyl clad split finish casement windows on 1st and 2nd floor from builders samples (One operator per room)
- \*\*\* 8' high front entry door. As per plan
- \*\*\* Main stair from the first to second floor to have oak stringers, treads and risers with a carpet runner
- \*\*\* California knockdown ceilings

\*\*\* Drywall garage and finish with one coat of paint  
 \*\*\* Rough in central vac  
 \*\*\* Rough in security system  
 \*\*\* Pot light in shower bathtubs and showers  
 \*\*\* Lights over each bathroom sink  
 \*\*\* LED lighting under kitchen top cabinets  
 \*\*\* White decor light switches and plugs  
 \*\*\* 4 LED pot lights in kitchen  
 \*\*\* 6 LED pot lights in great room or family room  
 \*\*\* One exterior outlet in front soffit for seasonal lights  
 \*\*\* Interior and exterior light fixtures, \$1500.00 Allowance  
 \*\*\* Moen faucets on vanities and kitchen sink  
 \*\*\* Undermount double stainless steel kitchen sink  
 \*\*\* Water line to fridge  
 \*\*\* Moen posi-temp faucets on showers  
 \*\*\* Rain shower head in ensuite shower  
 \*\*\* Frameless glass shower in ensuite. As per plan  
 \*\*\* Elongated low water consumption toilets  
 \*\*\* Free standing wave tub in ensuite. As per plan  
 \*\*\* Rough-in for future water softener with pantry faucet on kitchen sink  
 \*\*\* Rough-in 3pc in basement  
 \*\*\* Sewage pump if applicable  
 \*\*\* Air Exchanger  
 \*\*\* Central Air Conditioning (Lennox 13 Seer)  
 \*\*\* Gas fireplace in family room as per plan with ceramic on face and surround & wood mantel  
 \*\*\* Gas Line to rear for barbecue  
 \*\*\* Décor, Decor Plus and Goldstar Collection series ceramic floors in entry, kitchen, dinette, all  
 \*\*\* bathrooms. Décor and Décor plus on Bathtub & Ceramic Shower walls  
 \*\*\* 36" - 48" high mirrors over vanities extended to the width of vanity ( as plan allows )  
 \*\*\* 7" step baseboards and 3 1/2" step casings  
 \*\*\* 84" high #800 Series embossed interior doors, 2 panel smooth round top roman style  
 \*\*\* One interior lami door  
 \*\*\* Vinyl coated wire closet shelving  
 \*\*\* Lever style interior door handles from builder's samples  
 \*\*\* Grip Set on front door from Builder's samples  
 \*\*\* 36" high top cabinets in kitchen with 3" crown mould  
 \*\*\* Group One granite countertops in kitchen, laundry & bathrooms  
 \*\*\* One (1) cutlery drawer in kitchen  
 \*\*\* Self closing drawers and doors in kitchen and bathrooms with maple interior  
 \*\*\* Tray slots above fridge  
 \*\*\* Two (2) sets of deep pot drawers  
 \*\*\* Step up two upper units in kitchen where plan allows  
 \*\*\* Bank of drawers in vanities with two sinks when plan allows  
 \*\*\* Furniture base on back and sides of Island  
 \*\*\* Bottom cabinets for laundry tub & granite countertop. 30" High top cabinets in laundry  
 \*\*\* room over washer, dryer, laundry tub  
 \*\*\* Walls to receive a primer and two finish coats of paint with a light tint base from builders  
 \*\*\* samples  
 \*\*\* Trim to be painted antique white or cool white  
 \*\*\* 45 oz stain master textured Courtside carpet with 11 mil high density underpad  
 \*\*\* Superior 3/4" prefinished select hardwood in living, dining room, or great room and main  
 \*\*\* floor den (from builder's samples) as per plan  
 \*\*\* Tarion New Home Warranty Enrollment Fee  
 \*\*\* Building Location Survey

Selections for colours to be completed by the Purchaser two weeks after firming up. Upon completion of the colour  
 selections and the blueprint meeting, no changes will be possible. The Vendor shall have the right to reverse the plan on  
 the building lot. Room sizes, ceiling heights and house details may vary from the plan or model home. Final grades,  
 slopes and swales may vary from the preliminary grading of the lot.

September 2019