



## 'SCHEDULE – AA' SCHEDULE OF BUILT-IN STANDARDS YOU WILL FIND IN A “HAGGERTY” HOME



For more information please contact:  
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### EXTERIOR

- Lot graded to Municipal requirements
- Top soil prepared and sodded at Front, Sides and Rear as per grading specs (where applicable)
- Stucco and/or Clay Brick as per plan
- Self-sealing 40-year asphalt Shingles as selected from Builder 's samples
- Pre-cast Steps and Walkway at Front Entrance (where grade permits)
- Maintenance-free aluminum Soffits, Fascia and Downspouts
- Driveway-gravel/ paved approach
- Two (2) exterior Faucets, incl'g one in garage
- Three (3) exterior Electrical Outlets, two (2) GFI exterior outlets
- High-quality Caulking around all windows and doors
- Poured Foundation Wall

### BASEMENT

- High-efficiency forced-air gas Furnace – HRV air exchanger
- Power-vented gas Water Heater (rental)
- Floor Drain
- Exterior Walls studded, framed and insulated to the floor
- Quality Damp-Proofing w/Delta MS foundation wrap

### FRAMING

- Exterior Walls at 16' centers w/ISO Board sheeting, 2"X6" construction
- Truss or conventional Roof Framing as per plan
- Floor Joist to be installed as per plan
- Aspenite Roof Sheeting to be 7/16" thickness
- Spruce Plywood Sub-floor to be 5/8" thickness
- All Floor Sheeting to be nailed and screwed down

### GARAGE

- Reinforced 4" concrete Floor w/rebar
- Interior drywalled and taped with one coat of primer
- Roll-up metal non-insulated Garage Door
- Rough-in for automatic Garage Door Opener

## WINDOWS AND DOORS

- Series 800 Colonial Interior Doors (as per Model Home)
- All interior and exterior Hardware (as per Model Home)
- Steel, insulated Doors w/wood trim painted to match windows on exterior
- Deadbolts to be installed on all exterior doors
- All Windows to be low-“E” vinyl-clad, double-glazed sliders or casements as per plan w/screens on all operating windows

## ELECTRICAL

- Copper wiring to *Ontario Hydro Specifications*
- 100 Amp Service with circuit breakers
- Exterior and Bathroom receptacles to have ground fault interrupt
- Heavy-Duty electrical cable outlets for clothes dryer and stove
- Ceiling light wiring in every bedroom
- Builder grade lighting throughout
- CO and smoke detectors combination hard wired, battery backup with strobe lighting
- Three (3) telephone outlets provided
- Two (2) television cable outlets provided
- Doorbell provided and installed

## WASHROOMS

- Low flush toilet with insulated tank
- One-piece “Mirolin” tub and shower unit as per plan(s)
- Mixing valve
- Vanity w/post-formed countertop; single lever “Moen” washer less tap
- Ceramic towel bar and paper roll holder
- Rough in for a 3-pc bath in basement
- Ceramic tile flooring from Builder’s samples
- Ceramic shower waterproofed with shulter systems

## LAUNDRY

- Hot and Cold water taps for customer-provided washer
- Single plastic laundry tub where applicable
- Waste connection for customer-provided washer
- Exterior vent for customer-provided dryer

## INSULATION AND DRYEWALL

- Exterior walls with R-20 insulation
- Ceiling Insulation to be R-50
- R-12 insulation in basement where required
- All interior walls and ceilings to be dry walled including garage
- All textured Ceilings (excluding kitchen and washrooms)
- Garage walls and ceiling to be taped(no painting)

## INTERIOR TRIM AND STAIRS

- “Colonial” painted casings (2 3/4”) and baseboards (4 1/8”)
- Shelving in all closets
- Carpet-grade stairs as per plan
- Natural hemlock, oak or maple handrail and spindles on main staircase to be painted(as per plan)

## PAINTING

- Exterior painting on metal doors
- All interior doors painted w/white enamel paint
- All interior walls decorated w/two coats of washable eggshell paint
- Trim painted white and 2 colour selections throughout

## KITCHEN

- Custom-made kitchen cabinets from builder’s samples (as per plan)
- Double stainless steel sink and single washer less tap
- Plastic water lines and ABS drain lines
- Range hood fan vented to outside
- Space for customer-provided dishwasher w/ electrical and plumbing rough-ins
- Quartz countertop depending on model

## FLOORING

- Ceramic foyer, laundry and mudroom
- Builders grade carpet throughout
- Engineered hardwood and or 3/4” hardwood where applicable

# NOTES TO CUSTOMERS

1. A DEPOSIT OF \$5,000.00 IS REQUIRED WHEN YOU RESERVE A "HAGGERTY HOME"
2. HOUSE PROFESSIONALLY CLEANED BEFORE POSSESSION
3. TARION NEW HOME WARRANTY PROGRAM COVERAGE
4. BULIDER SHALL SUPPLY SAMPLES AND/OR SUPPLIERS FOR ALL SELECTIONS
5. BUILDER SHALL BE RESPONSIBLE FOR CONNECTIONS TO THE HOUSE INCLUDING GAS, WATER, SEWER AND ELECTRICAL
6. THERE ARE NO HIDDEN COSTS INVOLVED WHEN YOU BUY A "HAGGERTY" HOME

ALL PRICES INCLUDE H.S.T. AND ARE FINAL