

DESOLATION SOUND LAND CORP

ARIZONA HEIGHTS STANDARD SPECIFICATION SHEET

Civic Address: **Unit # _____ - 351 Arizona Drive, Campbell River BC**

Legal Address: Proposed Strata Lot _____, Sec 16, Twn 1, Comox Dist, Plan EPS8587 together with an interest in the Common Property in proportion to the Unit entitlement of the Strata Lot as shown on Form V

WARRANTY: 2-5-10 years through National Home Warranty. Builder Number: 25735

EXCAVATION: All necessary clearing, excavation, back filling and all excess dirt shall be removed at the builder's expense.

FOUNDATION: Concrete with 4 foot lit and heated crawlspace, corbel I-joists allowing for 3 foot crawlspace clearance, and concrete skim coat.

FRAMING: All framing, trusses and associated construction shall meet or exceed all local or national building codes and shall be of sound and proper workmanship.
Exterior Walls are 2" x 6"
Interior walls are 2" x 4"
Sub Floor: Floors are nailed and glued

WINDOWS: All vinyl thermal windows. Painted wood windowsills and wood returns.

EXTERIOR DOORS: Insulated Metal
NOTES: All doors come with wood jambs, aluminum or plastic sill and weatherstrip.

EXTERIOR FINISH: Smart Siding. Window trim and Corner trim: 1" x 4" combface.
Fascia Board Material: 2" x 8" and 1" x 4" on gable ends.

ROOFING: Fibreglass Shingles and vented as per code.

GUTTERS AND DOWNSPOUTS:
Aluminum.

SOFFITS: Vinyl

PAINT: Price allowance is for two interior colours. Any additional colours are \$300.00 per colour.

EXTERIOR CONCRETE:
Driveway: Concrete will be exposed aggregate. Width of garage. Length to curb
Walkways and Steps: Concrete will be exposed aggregate. Width: 3 feet wide
Patios to be exposed aggregate.

PLUMBING: All plumbing to comply with local and BC plumbing codes.
2 Exterior hosebibs, located at the side and back of the house.

- MIRRORS:** Provided for main and ensuite bathrooms (length of vanity and 36" high).
- ELECTRICAL:** All electrical work to be completed and comply with the BC Electrical Codes. Includes wiring for heat pump, under cabinet kitchen lighting and Electric Vehicle Power Source (pre-wire) to garage.
- VACUUM:** Rough-in for Central Vacuum system.
- HEATING:** Natural Gas Forced Air furnace with electric Heat Pump. Installed Heat Recovery Ventilation
- HOT WATER:** Natural Gas Rinnai Hot Water On Demand
- DRYWALL AND INTERIOR WALL FINISH:**
Wall thickness is 1/2 inch.
Ceilings: Spray flat
Paint Interior: All interior walls to be painted with at least one coat Primer and two coats Finish.
- INTERIOR MILLWORK AND FINISH:**
All window sills and baseboard trims to be painted white.
4" baseboards throughout with matching casing around doors.
Interior doors to be painted white.
- DOOR HARDWARE:** Exterior doors: Passage sets with dead bolts on all doors
Interior doors: Included all hardware. Door stops as required.
- INSULATION:** To code.
- FIREPLACE:** Natural Gas Fireplace (Black)
- FLOOR COVERING:** Laminate in main living, carpet in bedrooms and stairs (2-story "C" Plan), tile in bathrooms, Linoleum in laundry. Flooring provided by WestCan.
Flooring allowances:
Unit "A" - \$18,300 + GST
Unit "B" - \$18,800 + GST
Unit "C" - \$24,000 + GST
- CABINETS:** To be supplied by VanIsle Millworks for kitchen, laundry & bathrooms.
Cabinet & countertop allowances:
Unit "A" - \$26,000 + GST
Unit "B" - \$28,650 + GST
Unit "C" - \$25,375 + GST
- GARAGE:** Drywall, Fire Taped, painted one coat of primer & two coats of white paint.
Garage Door size: 16' x 8'.
- LIGHTING:** Flush mount fixtures in bedrooms, pot lights through main living, kitchen and hallways, hanging fixture in dining room, wall mount fixtures above bathroom vanities and pot lights in bathrooms where required, under cabinet LED in kitchen. Exterior pot lights in soffits front and rear patio. All lights to be LED
- COUNTERTOPS:** Quartz in kitchen with undermount sink, quartz in bathrooms and laundry room

DIVIDING PARTY WALL:

ICF styrofoam & concrete demising wall between units.

APPLIANCES:

Included 6-piece Samsung appliance package;
 Stainless Steel Fridge (Model RF28T5A01SR)
 Stainless Steel Range (Model NE63A6111SS)
 Stainless Steel Dishwasher (Model DW80R2031US)
 Stainless Steel Microwave (Model ME17R7011ES)
 White front load washer/dryer (Models WF45T6000AW / DVE45T6005W)
 Appliances supplied by Andre's Electronics, allowance \$4,950 + GST

- Buyers may choose colours from a specified selection provided by the suppliers for paint, flooring, countertops, and cabinets prior to commencement of construction and ordering of materials, and following all subject removals, at no additional surcharge. Any selections or upgrades chosen from other than the materials and colours specified may be subject to additional cost, to be agreed by both the buyer and builder prior to ordering materials.
- The amount of options a purchaser has available to them depends on the stage of completion the house is at when all subjects are removed from the contract.
- The Builder reserves the right to build to the Specification Sheet, make changes to the plan and pick all options until all subjects have been removed from the contract.
- Any changes to the buyers' initial selections or upgrades to the home are subject to a 15% surcharge on labour and materials, and will be paid in full to Desolation Sound Land Corp prior to the changes taking place.

 Witness signature

 Buyer Signature

 Buyer Name (print)

 Date

 Witness signature

 Buyer Signature

 Buyer Name (print)

 Date

 Witness signature

 Seller Signature

Desolation Sound Land Corp
 Seller Name (print)

 Date