



**Lot 7 or 8 Tuscan Terraces
7373 Brooks Lane
Vernon, B.C.**

**Total Main Floor - 762 sq. ft. finished – 9ft ceilings
Basement - 968 sq. ft finished – 8 ft ceilings
2nd Floor – 988 sq. ft finished – 9 ft ceilings
Total gross finished home – 2718 sq. ft
Garage – 318 sq. ft. finished**

1. CONCRETE

- a) Footings: 25MPA concrete. Perimeter strip footings 18” wide x 8” deep. Interior pads designed for adjustable post & beam system or strip footings and bearing walls as per plan. 2 rows 15mm bars reinforcing in strip footings. 4” perimeter drain weeping tile (perf) drain rock to storm.
- b) Walls: **8’0 Foundation walls**
Concrete 20 MPA 8” thick. House backfilled with native material.
- c) Bsmt Floor Slab: 25 MPA concrete, 3 1/2” thick on 6 mil poly over sand base.
- d) Garage Slab: 25 MPA concrete. Garage slabs 4” thick poured over sand base 10mm bars reinforcing on 24” grids
- e) Driveway: Not included in this contract. Developer will provide asphalt driveway as part of the development.
- f) Sidewalk: Along the side of garage to front entry door – stamped concrete to match deck.
- g) **Excavation** Allowance: **\$13,000.00 net (inc. blasting or hammer if needed, drain rock, fill and sand, material)**

2. FRAMING MATERIAL

- a) Exterior Walls 2 x 6 studs @ 24” o.c. for home walls. **9’0 high (main and second floor)**
2 x 6 studs @ 24” o.c. for garage walls.
- b) Interior Partitions 2 x 4 studs @ 16” o.c. **9’0 high**
- c) Floor Joists: **14” JSI 20 @ 16” o.c. Engineered ‘I’ joists**
- d) Floor Beams: Engineered LVL and 2 x 10 Built Up beams as per plan requirements
- e) Sub Floors: **5/8” T&G FIR sheathing glued and nailed down.**
- f) Underlay: 3/8” Fir Plywood under tile areas only, glued and stapled.



- g) Window Headers: 2 - 2 x 10 or larger as required
- h) Wall Sheathing: 3/8" OSB sheathing.
- i) Roof Sheathing: 7/16" OSB sheathing, c/w H-clips
- j) Roof Structure: Approved Engineered trusses @ 24" o.c. & conventional 2 x 4 and 2 x 6 framing
- k) Soffits: Aluminum vented, T&G cedar on back decks only.
- l) Exterior Cladding: Building paper to all exteriors prior to cladding.
Acrylic stucco
- m) Cultured stone on exterior of home around front entrance doorway as per plan.

3. ROOFING MATERIAL

- a) Tile Roof: Monier Life Tile, Villa profile, color as per development scheme.
- b) Gutters: 5" aluminum c/w rainwater leaders hooked into storm drains.

4. WINDOWS & DOORS

- a) Windows & all Exterior doors: Jeld-Wen Windows (adobe color), vinyl framed. Screens included on all opening exterior doors: windows. c/w paint grade wood liners. Low E/argon throughout house as per plan.
- b) Sealed Units: 1/2" air space thermal units.
- c) Front Entrance Door: Fibreglass door c/w multi point hardware c/w weatherstripping, aluminum sill and vinyl sweep.
- d) Interior Passage and Closet Doors: 2 panel door, paint grade (ie Carrera style)
All closets are decorator paneled doors with smooth painted finish.
- e) Garage Doors: One 9'0 x 8'0 carriage style paint grade overhead doors T-12 Thermocraft Steelcraft Auto opener c/w 2 transmitters
- f) Lock & Passage Sets: Weiser door handles and deadbolts throughout home



5. **DRYWALL & INSULATION**

- a) Foundations: R-20 batt insulation. 6 mil U.V. vapour barrier
- b) Exterior Walls: R-24 fibreglass batt insulation. 6 mil U.V. vapour barrier, 1/2" drywall.
- c) Interior Walls: 1/2" Drywall.
- d) Ceilings: R-50 blown in insulation to ceilings, 6 mil U.V. poly vapour barrier; 1/2" CD board textured throughout.
- e) Garage: R-20 fibreglass batt insulation on walls, 6 mil U.V. poly vapour barrier; 1/2" drywall on walls and ceiling textured. Painted with baseboard.
- f) Urethane spray foam in all joist ends.

6. **KITCHEN, BATH & LAUNDRY CABINETS & COUNTER TOPS**

Cabinet, Vanity Allowance – Standard model flat panel
- (upgrade options at additional cost are available):
- **\$13,000.00 net (incl. materials, installation)**

Granite Allowance – Kitchen, Vanities and Outdoor BBQ:
\$9,500.00 net (incl. materials, installation)

7. **PLUMBING FIXTURES & ACCESSORIES**

Plumbing fixtures as per Splashes Quote are included in the Plumbing and Heating allowance specified below

- a) Bath Accessories: Moen towel ring, towel bars & toilet paper holders. (one of each per bathroom)
Flat, Plate Glass Mirrors, 1 each per bathroom to extend over length of vanity.
Shower door included – 3/8 frameless glass in ensuite
Basement bath/shower – 3/8 frameless glass
- b) Exterior Water Taps: Two 8" exterior non-freeze hose bibs.
- c) Water System: Vanguard Pex water piping system.
- d) Dishwasher: Plumbing rough-in and hookup.
- e) Hot Water: 50 gallon electric hot water tank.
Upgrade option for Rinnai instant hot water system - additional \$4,000.00 net
- f) Water to fridge
- g) 4" sewer connection based on gravity sewer out



- h) rough-in for irrigation
- i) 1" water connection and service

8. HEATING

GAS:

To supply 2lb gas piping system. Permit and connections to gas equipment.
Complete with gas manifold in mechanical room and appliance shut offs at manifold for furnace, one range, one BBQ box and two fireplaces.

HEATING/VENTILATION:

To supply and install a forced air system for heating, cooling and ventilation.
To supply a 96V + 85,000 btu Rheem natural gas furnace with air designed distribution system for heating and cooling.

Plastic floor registers and return air wall grilles.

Venting for bath fans, range hood and dryer.

Combustion and Fresh Air venting.

Mechanical ventilation to meet mechanical code, 4" fresh air damper, clock relay for principal bath fan.

4 Ton cased coil and 3.5 ton outside A/C unit – line set and charge

Right angle 2000 cfm mac 5 ½" filter rack and filter

Two zones of heating and cooling

Note: Makeup air will be required if kitchen exhaust is in excess of 300 CFM at an extra cost plus sizing of exhaust venting.

**Includes all fixtures as per Splashes quote - \$7,483.33 net allowance
(not including GST)**

**Fireplace Allowances: Exterior \$2,700.00 net and Interior \$2,600.00 net
(including materials and installation)**

9. INTERIOR FINISHES

- a) Textured ceilings throughout home and garage.
- b) Baseboards: 4 1/4" baseboards (#497) painted, throughout home. Garage included.
- c) Casings: All doors and windows have 3 1/4" casing (MDF 1x4)
- d) All stairwells have ½ walls, drywalled with mdf top and a wall rail on each flight of stairs.
- d) **Shelving: Shelving as per plan –
Allowance: \$3,500.00 net (incl. materials, installation)**

10. INTERIOR PAINT

One primer
Two coats of color – all trim and doors are sprayed.
Trim plus two colors throughout home



11. **EXTERIOR PAINT/STAIN**

All exterior doors including 9 x 8 garage door

12. **ELECTRICAL**

- a) **Fixture Allowance: \$3,000.00 net (please note this includes exterior lighting as per scheme)**
- b) **35 Potlights**
- c) All bathrooms include a vented fan.
- d) Four Telephone and Cable outlets
- e) Three weatherproof plugs provided on exterior of house.
- f) **200 amp** electrical service.
- g) Decora white or ivory plugs and switches. **Dimmers are available on a cost plus 15% basis**
- h) Smoke Detectors as per code.

13. **FLOOR COVERING**

Tile backsplash, around soaker tub, tile fireplace surround, nuheat mat also fall under flooring allowance.

Flooring and Tile Allowance: \$30,000.00 net (incl. materials, installation)

14. **DECK**

Deck as per plan: (terrace and two balconies – steps not included)

Stamped Concrete allowance (309 sq ft) 3” thick on waterproof membrane.

Aluminum picket railings front elevation and balcony doors, topless glass on rear elevation.

15. **APPLIANCES**

Appliances are not included.

Contractor is not responsible for damaged, stolen or lost appliances.

16. **SPECIALTY EQUIPMENT**

- Vacu-System **rough-in**. Outlets as required
- Security **rough-in**
- Appliance install
- Two – double phantom screen doors (one in master, one in living)
- Two – window wells with grates.

17. **SITE PREPARATION**

Yards rough graded around perimeter of house to approved grade levels.
Retaining/Rock walls and landscaping is not included.



18. **MISCELLANEOUS**

Includes: - Building Permits, 10 year B.C. Homeowners Protection Office Warranty, Survey, Post construction clean-up.

Outdoor BBQ supplied as per development specs.

Option to prewire sound available at additional cost.

19. **ITEMS NOT INCLUDED**

Course of Construction insurance

Please note that no other homeowner supplied building materials will be accepted

20. **PRICE**

January 23, 2017

Our Price: \$485,000.00 plus GST

Thank you for this opportunity to quote on your new home.
We hope our quote has met with your approval.

Donovan Imbeau
Woodstyle Homes

Pricing is valid for 30 days