

January 22, 2007

PANORAMA HILLS 10
(Lots 7-17)

1. **CONCRETE**

- A. FOOTINGS 20 mpa concrete 18" wide x 8" deep.
- B. WALLS 20 mpa concrete c/w damp proofing.
- C. DRAIN TILE 4" dia. covered with drain rock.
- D. GARAGE SLAB 3 ½" 32 mpa concrete
- E. BASEMENT FLOOR 3" 20 mpa (min.) trowelled finished.

2. **FRAMING**

- A. WALLS All framing to conform to B.C. Building Code.
Min. 2"x 4" studs on 24" centres.
- B. BEAMS Engineered to B.C. Building Code standard or better.
- C. JOISTS 2x10 #2 or better fir, or spruce, @ 16" centre minimum
c/w cross bridging or blocking as required.
- D. SUB-FLOOR 5/8" T & G spruce or O.S.B. or equal, glued and nailed to
joist. Double nailing prior to floor covering.
- E. RAFTERS As required for particular plan.
- F. TRUSSES 24" on centres, pre-manufactured and professionally
engineered.
- G. WALL SHEATHING O.S.B. or equal.
- H. ROOF SHEATHING 7/16" OSB or equal.
- I. FASCIA & BARGE BOARDS As per specific plan, 2x10 & 2x8 primed spruce or
better. As per plan.

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3. WINDOWS

- A. MATERIALS Vinyl frame, white, double glazed min. ½" air space.
Size, vents and patio doors to plan.
- B. MUNTIN BARS Front or side windows as per plan.

4. ROOFING

- A. MATERIALS Laminated 30 year warranty shingles.
- B. VENTS Roof vents as required.

5. DOORS & FINISHING

- A. EXTERIOR – FRONT ENTRY Stained Fibreglass insulated 6 panel door c/w chrome
passage set, dead bolt, knob and escutcheon plate.
BASEMENT ENTRY 2'8" metal insulated c/w lite or as per plan
- B. INTERIOR PASSAGE Clermont embossed or equal, painted c/w brushed
Chrome knob @ 2 ¾" backset.
- C. CLOSETS Clermont embossed or equal, painted c/w knob. Mirrored
bi-pass in entry as per plan.
- D. GARAGE Overhead – 16x7 or as per plan raised panel metal
Sectional door with upper panels glazed. 2'8" steel insulated
garage side door, deadbolt and passage knob.
Garage to house door – 2'8" embossed panel steel
Insulated c/w self closer and weather-strip, dead bolt
and passage knob.
- E. CASING All door, closet and window frames (Painted White).
- F. BASEBOARD Throughout finished living areas (Painted White).
6. INSULATION
- A. WALLS (EXTERIOR) R-14 batts with 6 mil vapour barrier forming a total of
R-16 insulation factor.
- B. CEILING R-40 loose fill blown insulation and/or R28 batts in
Vaulted ceilings with 6 mil vapour barrier as required by
Code.
- C. GARAGE As required by Code.

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- D. BASEMENT WALLS (EXT.) 2x4 strapping @ 24" on centre with R-12 batt and 6 mil. vapour barrier to 2' below grade.
7. **DRYWALL**
- A. CEILING Min. ½" Gypsum ceiling board, hard textured finish. Nailed and screwed.
- B. WALLS ½" Gypsum board, Soft edge corners on main floor.
- C. GARAGES Min. ½" Gypsum board, only. Nailed and screwed Unfinished.
8. **ELECTRICAL**
- A. MAIN SERVICE 100 amp main, underground to house.
- B. NUMBER OF CIRCUITS As per code.
- C. HOOD FAN Over-the-range hoodfan or microwave/hoodfan combination, as per plan (White). Externally vented Included, white.
- D. DOOR CHIMES Included.
- E. GROUND FAULT CIRCUIT ARC FAULT CIRCUIT To bathroom, exterior plugs and kitchen as required by code. To bedroom plugs
- F. RANGE & DRYER OUTLET 220V plug installed.
- G. BATHROOM FANS As required all bathrooms. Continuous run in Powder Room.
- H. LIGHTING Standard package as per display.
- I. COVER PLATES As per Code, white.
- J. SWITCHES & OUTLETS White Decora.
- K. SMOKE & CARBON MONOXIDE DETECTOR 1 per floor as per Code. As required by code
- L. AUTOMATIC GARAGE DOOR OPENER Rough-in only.
- M. MICROWAVE TELEPHONE CABLE Separate circuit. 5 outlets. 5 outlets.

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9. PLUMBING

- A. KITCHEN SINK Stainless steel double bowl designer sink c/w single lever chrome faucet c/w deck mount vegi-spray
- B. VANITY SINKS White enameled steel or porcelain china, or pedestal (select models) with mechanical pop-up drain, chrome faucet and lever handles.
- C. WATER CLOSET American Standard or equivalent (White).
- D. BATH TUBS White Standard 5' bath tub in main bathroom. White moulded one piece bath/shower combination unit, or as per plan, in ensuite. Pressure balanced valves in all showers c/w chrome faucets and chrome lever handles.
- E. HOT WATER TANK 50 U.S. gallons, gas fired, direct vent.
- F. LAUNDRY AREA Washer/Dryer included. Laundry Tub (plan specific only)
- G. DISHWASHER Included White.
- H. BASEMENT Rough-in plumbing for future bathroom.

10. HEATING/VENTING

- A. HEATING Electronic ignition. Energy efficient, natural gas forced air, direct vent, heating main floor & basement. Zone controlled, electric baseboard, upper floor.
- B. THERMOSTAT Single function control unit on main floor. Individual controls on second floor for zone control.
- C. BATHROOM FANS As required all bathrooms, continuous run in Powder Room

11. FIREPLACES

- A. FAMILY ROOM/GREAT ROOM Energy efficient gas log fireplace direct vent c/w drywalled surround with ceramic tile trim (as per plan).

12. EXTERIOR FINISH

All exterior colours and finish materials as selected are subject to Design approval.

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Vinyl and painted wood combination as per plan.

Vinyl siding.

Prefinished solid or continuous venting (white).

Prefinished standard colours aluminum one piece and downpipes. Colour subject to Design approval.

Painted wood, subject to Design approval, as per plan.

A. FRONT/FLANKING

B. SIDE & REAR

C. SOFFIT

D. GUTTERS

E. WINDOW TRIM – FRONT/
STREET FLANKING

13. CERAMIC TILE

A. MAIN BATHROOM

Splash 5'0" high for tub/shower combination (see samples on display).

B. ENSUITE

Splash 5'0" high for shower & 16" high above tub deck. (See samples on display).

C. ENTRY FOYER

'Natural Choice Strip' Hardwood or Ceramic tile as per display.

D. BACKSPLASHES

Kitchen full-height

E. FIREPLACE

Ceramic tile trim.

14. DECORATING

A. CEILINGS

White, textured.

B. WALL – INTERIOR

2 coats colour code 'A' flat latex one colour throughout as selected.

C. BATHROOMS/KITCHENS

3 coats colour code 'A' latex semi-gloss, one colour as selected.

D. INTERIOR DOORS
MILLWORK

2 coats gloss white

15. CABINETS

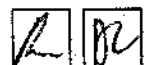
A. KITCHEN

Maple Shaker style cabinets c/w knobs, as per samples.

B. BATHROOMS

Maple Shaker Style as above.

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16. **CABINET TOPS**

- A. KITCHEN 2" edge Exclusive Design laminate c/w ceramic tile backsplash.
- B. BATHROOMS Coveatop laminate, full underwrap c/w integral backsplash.

17. **CLOSET SHELVING**

- A. LINEN CLOSET 4-16" deep ventilated wire shelves.
- B. LAUNDRY Ventilated wire shelving as per plan.
- C. CLOTHES CLOSET 12" deep ventilated shelf throughout – single shelves in master closet and tower as per plan.
- D. PANTRY 4-16" deep ventilated wire shelves as per plan.

18. **HARDWARE**

- A. BATHS Chrome towel bar and paper holder in each bathroom.
- B. MIRROR Polished, beveled edge over bathroom vanities

19. **RAILINGS**

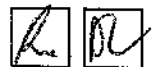
- A. INTERIOR STAIRS Stained wood rails, and posts, with charcoal grey square spindles and/or half wall and cap as per plan.
- B. EXTERIOR Black aluminum or wood handrail and spindles where required as per code and per plan.

20. **FLOORING**

- A. CARPETING Derenzo nylon or equivalent with 7/16" nominal Chip underlay, one colour throughout all standard carpeted areas.
- B. VINYL Congoleum Prelude or Domco Customfloor Vinyl (laundry, bathrooms, kitchen and nook). As per plan.

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21. **APPLIANCES**

- A. RANGE Frigidaire 30" Easy Clean Range (White Only)
- B. REFRIGERATOR Frigidaire 18 cu. ft (White Only)
- C. DISHWASHER Frigidaire Built-in (White Only)
- D. KITCHEN FAN Over-the-Range microwave/ Hood Fan Combination Unit, or 2 speed hood fan c/w light, (as per plan) exhaust to exterior. (Black or White)
- E. GARBURATOR Rough-in only
- F. VACUUM Rough-in only, minimum 3 outlets as required.
- G. ALARM R/I wiring only for: one motion sensor, one keypad, and all exterior doors and venting windows.
- H. WASHER/DRYER Frigidaire Full size stacker or side-by-side as per plan (White Only)

22. **GRADING/LANDSCAPING**

- A. PATIO (where applicable) Broom finish concrete as per plan
- B. LAWNS Complete front & rear yard c/w minimum selection of shrubs, subject to subdivision specifications and approval.
- C. DRIVEWAY Exposed aggregate finish concrete as per plan.
- D. FRONT ENTRY STAIRS Broom finished concrete as required
- E. FENCING Rear yard to rear corner of house 6' high cedar fence c/w one gate.

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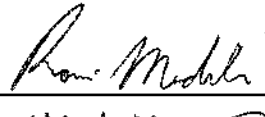
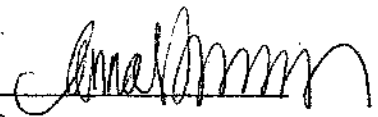
WARRANTY

Ten year new home warranty provided by Travellers Guarantee. Model specifics take precedence over feature sheets and specifications.

THE BUILDER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT PRIOR NOTICE. CHANGES TO BE OF EQUAL OR GREATER VALUE AT THE DISCRETION OF THE BUILDER. COLOURS AND/OR STYLES OF PRODUCTS CHOSEN BY A CUSTOMER, THROUGH QUALICO SALES MAY, IN THE COURSE OF CONSTRUCTION, BEYOND OUR CONTROL, BE DISCONTINUED OR BE DEEMED UNAVAILABLE. IN SUCH CASES THE CUSTOMER MAY BE ASKED TO RESELECT.

CUSTOMER TO SIGN RECEIPT
FOR SPECIFICATIONS:

DATE:



MAY 11, 2007

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