



Greenside Lane Condominiums

HCCC #269, Hammonds Plains, Nova Scotia

www.greensidelane.ca

Original Standard Unit Definition

STANDARD UNIT

Construction

1. Poured concrete basement with steel bar reinforcement.
2. Foundation walls above basement slab waterproofed with an impervious drainage layer, which is applied to the exterior wall and down to the weeping tile.
3. Standard nine (9) foot ceiling on main floor.
4. Wood Frame construction with clay brick and wood siding as per plan.
5. Vinyl windows with grills on all windows as per plan. Screens on all operable windows.
6. All exterior walls to be 2 X 6 framing with OSB sheathing with R20 Insulation. Ceiling insulation to be R40.
7. Framing lumber is kiln dried.
8. 2 X 10 floor joist with the sub-floor glued and screwed to floor joist.
9. Self sealing 25-year roof shingles. Shingle pre-selected by the Seller to ensure architectural compatibility.
10. Party walls shall be constructed with 8" poured concrete in basement and 8" concrete masonry wall on other floors and insulated one side with R12. For additional detail refer to party wall section drawing A20.

Distinctive Exterior Features

1. Any exterior woodwork to be painted. Colors for the exterior are pre-selected by the Seller to ensure architectural compatibility.
2. Seamless aluminum eaves troughs and pre finished metal fascia.
3. Thermal insulated garage doors on end units.
4. Thermal insulated front doors stained.
5. Driveway and walkway from driveway to front door graded and paved.
6. Architectural landscaping as per landscaping plans.
7. Two frost proof hose bibs to be installed (one in front or garage where applicable and one at rear).
8. Exterior light fixture at all exteriors and supplied by the seller to ensure architectural compatibility.
9. Door chimes at front and rear of home and two exterior weatherproof electrical outlets.
10. Rear patio sizes as per plan and are built with pressure treated wood.

Superior Interior Finish

1. All outside corners to be bull nose corners wherever possible.
2. Rough in for central Vacuum System.
3. Pre-wired for security system and garage door opener on units with garage.
4. Pre-wired for 4 telephone, 3 cable and 2 CAT 5 outlets. Finishing plates and connections are responsibility of purchaser.
5. Arc-fault circuit interrupters to protect branch circuits that supply receptacles installed in bedrooms.
6. Decora light switches throughout.
7. All showers to have pressure balance scald guard equalizers.
8. Kitchen includes microwave shelf with outlet, range hood vented to exterior, quality custom design as per plan attached, laminate counter tops with rolled edge, double stainless sink with vegetable sprayer, recycling bins and cutlery tray.
9. All vanities to be white.
10. Bathroom vanities as per plan.

11. Five white GE appliances supplied models as follows:
 - a. GE FRIDGE (GTS18HBMWW)
 - b. GE RANGE (GRSF3301ZWW)
 - c. GE DISHWASHER (VSD3204GWW)
 - d. GE WASHER (GCXRP090BWW)
 - e. GE DRYER (PCXR363EBWW)
 - f. In lieu of above appliances purchaser may request a credit of \$2,000.00 HST included.
12. Main Bathrooms to have 3/4 one piece tubs with pressure balance scald guard equalizer taps.
13. All bathroom sinks, bathtubs, water closets and showers to be white. White ceramic toilet paper holder and towel bar to be installed in each bathroom including powder room.
14. All bathrooms to have vanity mirror installed.
15. All ensuite have whirlpool with 5 or 6 foot tubs to be with pressure balance scald guard equalizer taps and corner tubs with roman tub filler.
16. Ensuite with separate shower have pressure balance scald guard equalizers taps and shower doors installed.
17. Units A & D to have HWBB heating system with 3 zones and leased system.
18. Units B & C to have electric heat with all rooms having individual controls.
19. Units A & D have their hot water supply through coil in boiler.
20. Units B & C have their hot water supply through a 60 gal. electric hot water heater.
21. Standard electrical installation in compliance with NBC 1995 (Part 9) and residential standards.
22. 125 AMPS service and circuit breaker panel on all units.
23. Smoke detector installed on each floor. Exhaust fan in all bathrooms.
24. 36oz Broadloom with under padding for all bedrooms, 2nd floor hall, stairways and landings from Sellers standard samples.
25. Ceramic tile floors in all bathrooms, foyer, main floor hall, kitchen and nook from Sellers standard samples.
26. Hardwood flooring for living/great room, dining/den from Sellers standard samples.
27. Interior walls to be painted with quality latex satin-finish paint. All kitchens, bathrooms and woodwork to be finished with latex semi-gloss paint. Two choice of paint color available throughout on walls from Seller's standard sample selections. Trims to be painted white.
28. Interior trim to be 3 1/4" pre-primed MDF for casing and 5 1/2" pre-primed MDF for baseboard and Boston headers and base blocks for all doors.
29. All interior and closet doors to be 6 panel 800 series doors.
30. One shelf and rod for all bedroom and entry closets, and organizers with multi shelves for master bedroom walk-in closet.
31. Oak colonial handrails and spindles with natural stain.
32. Interior lighting allowance of \$1250.00 includes HST. Which also includes all light fixtures and bulbs and range hood and any interior recessed lighting shown on plan.
33. Builder reserves the right to make any changes to all specifications, models, suite layouts and materials without notice with equivalent product.
34. The Buyer agrees to select from the Seller's samples, finish materials for the Unit including paint color, flooring, kitchen / bathroom cabinets, countertop and vanities, prior to the completion of the framing stage of the Unit. The Seller will choose any finish material not chosen by the Buyer by this time. No changes to plumbing, electrical or design (unless required by code) will be made to the Unit once framing is commenced.