



# Norman's Contracting Ltd.

21 Hidden Meadows, CBS, NL, A1W 4K9

**Fax: 834-9788**

**HST#: 120386610**

## Appendix "A"

1. The net HST is included in the purchase price. The purchaser hereby assigns the HST REBATE To THE VENDOR. The rebate has already been credited to the purchaser in the calculation of the purchase price. The purchaser hereby confirms and warrants to the vendor that the purchaser qualifies and meets the requirements to receive the new housing rebate and shall occupy the property as a principal residence. Prior to closing, the purchaser is to complete and sign the HST rebate application form.
2. The vendor agrees to obtain all building, electrical, and plumbing permits and supply a final occupancy permit to the purchaser on closing.
3. The house to be registered with a new home warranty program. 7 Year Atlantic New Home Warranty.
4. The dwelling to be constructed as per the plan and in accordance with the Canadian national building code and/or municipal specifications.
5. The vendor agrees to excavate the lot to allow for construction of the dwelling, grade excavated area and backfill after the foundation has been completed and approved by the municipal Building Department. The Vendor is to make all connections to the municipal water and sewer services.
6. Foundation to be poured concrete.
7. Vendor to provide survey on closing.
8. Exterior walls to be 2x6 studs 24" o.c. Exterior studded walls to be insulated with r20 fibreglass batt insulation. Ceilings to have r40 (pink) blown in insulation. Basement exterior studded with 2x4 and insulated with r12.
9. Exterior to be regular vinyl siding. Colour to be chosen by purchaser from vendor's samples. Exterior wood trim – front only.

10. Eaves to be finished with vinyl soffit and aluminium fascia. Eaves trough to supplied and installed where required.
11. Roofing to be Regular asphalt shingles (25year). Colour to be chosen by purchaser.
12. Pressure treated deck to be constructed; size varies form plan and purchasers preference.
13. Double paved driveway, size indicated by space and plan specification.
14. Front yard is to have 6" of topsoil complete with nursery sod. Contractor includes front landscaping in price. Where sods and driveway are installed prior to sidewalks any repairs required are at the purchasers expense.
15. Walls and ceilings to have ½" gyproc.
16. Pre-engineered factory built roof trusses to be installed.
17. Vapour barrier to be installed as per national building code.
18. House to have 200-amp service with electric heat.
19. Exterior electric and plumping outlets to be located at both front and rear of house.
20. Interior doors, casings, and baseboards to be painted grade colonial style. All closets to have shelves and rods installed. Master Closet to have a closet organizer.
21. All trim and doors to be painted semi-gloss white. Ceilings to be painted flat white. Purchaser has up to five paint colours for walls (Dark shades, Extra \$75.00 per color). Round plaster corners to be installed. Exterior door trims are not painted and are the purchaser's responsibility to complete.
22. 2 1/2" Colonial trim and 4 1/4" Colonial baseboards and headers over all interior doors (no Bedrm and no bathrms) to provided and installed.
23. Windows to be Low E Argon solid vinyl. Purchasers' choice of casement or single hung.
24. Plumbing:
  - Hot water tank to be 40 gallon or as - specified on plan.
  - One-piece acrylic bathtub

- One-piece acrylic shower, neo angle.
- Double stainless steel kitchen sink
- Rough in plumbing in basement for future bathroom
- Facets for kitchen and bathroom to be provided and installed.
- Towel and toilet paper holder to be provided and installed, standard white or aluminium

- 25 Walls and roof to be sheeted with ½” plywood.
- 26 Floor to be 2x10 kiln dried joists. Floor to be sheeted with 5/8” t&g plywood. Floor sheeting to be glued and nailed and screwed.
- 27 Kitchen cabinet and bathroom vanities allowance to be \$\_\_\_\_\_ including HST and installation.
- 28 Flooring allowance to be \$\_\_\_\_\_ including HST and installation, 3/8-sub floor for ceramic included in allowance.
- 29 Electrical lighting allowance (this includes all Lighting fixtures, bulbs, and door bells) to be \$\_\_\_\_\_ including HST.
- 30 Vendor to supply range hood (If purchaser wishes to upgrade from vendors standard option balance to be added to purchase price). Carbon monoxide detector and smoke detectors included.
- 31 Vendor to supply and install heat recovery ventilation (hrv) system. Dryer vent to be installed. Range hood to be installed. Bathroom to have hrv exhaust ventilation installed.
- 32 Oak railing, spindles, and oak banisters to be installed if plan specifies.
- 33 Where a garage is included, the drywall shall be taped only. An exterior colonial steel door to be used form garage to the living room area of house. Garage door to be installed. Garage Operator included with two remotes.
- 34 Vendor to pre-wire for telephone and cable
- 35 Basement window wells (where required) to be pressure treated.
- 36 Any additions or alterations the purchaser requests deviating from the plans and specifications which results in additional cost to the vendor, shall; be added to the purchaser price and shall be approved in writing between the parties in advance of any work proceeding. The purchaser shall consent to a reasonable extension of the completion date (if any) as a result of the requested extras.

- 37 The purchaser shall be liable for any and shall indemnify the vendor against all claims arising from accidents or injures suffered by the purchaser, his agents and/or employees who perform work on site during construction. Such work shall be done with the vendor's express written permission. Purchaser's to be accompanied by Agent or Contractor when on site, framing, and electrical, plumbing and final walk-through.  
Acknowledges: \_\_\_\_\_.
- 38 If construction is delayed for any reason beyond the vendor's control, the purchaser will agree to extend the closing date to a reasonable time to compensate for the delay. Once the property is completed it is to close within three business days.
- 39 A Checklist will be given to the purchasers upon an accepted offer; the checklist is to be considered a part of the Builder's Appendix.
- 40 All finalized floor plans to be initialled by both parties prior to start of construction.
- 41 Vendor shall not be liable for loss or damage to any furniture or appliances delivered to the site before the closing date. This may be done at the vendor's sole discretion and at the purchaser's own risk.
41. All pricing will be held for 14days or until in a signed agreement and purchase and sale is in place.

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Witness

\_\_\_\_\_  
purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Vendor