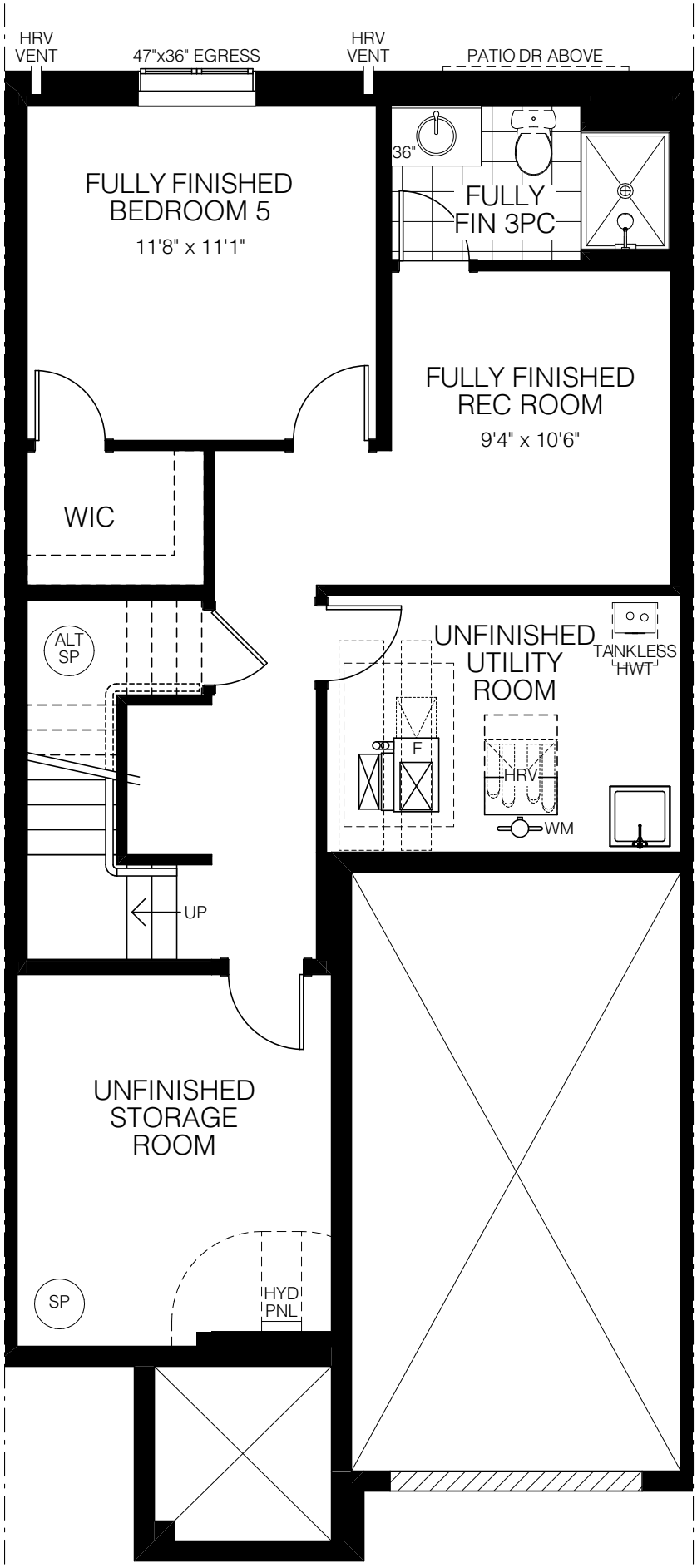
HRV VENT
47"x36" EGRESS
HRV VENT
PATIO DR ABOVE
FULLY FINISHED BEDROOM 5
11'8" x 11'1"
36"
FULLY FIN 3PC
FULLY FINISHED REC ROOM
9'4" x 10'6"
WIC
ALT SP
UNFINISHED UTILITY ROOM
TANKLESS HWT
F
HRV
WM
UP
UNFINISHED STORAGE ROOM
SP
HYD PNL

BASEMENT

MOUNTAINVIEW HOMES (Niagara) LTD: PROJECT -

Package Upgrades

Annexed to Agreement of Purchase & Sale between Mountainview Homes (Niagara) Ltd.

and _____.

Lot No. _____ Plan No. _____

Opt.1 Olivia 1bdrm Finished

Ref #	Change Details	
fb3a	3pc washroom with 4' acrylic in wall shower in the basement *Door for 4′ acrylic in wall shower not included. Door & window casing widths may be reduced as required by basement headroom etc... Basement 3pc R.I. included. Not recommended at interior townhouses less than 25′ in width due to venting conflicts. Acrylic shower may not fit under steel beams.*	$12,850
fbff	Fully finished basement area with carpet flooring *Includes boxed beams & ducts with drywall ceiling. Does not include cabinets or washroom areas. Door & window casing widths may be reduced as required by headroom. 47x32 CIP windows are not included in this item but are required in rooms with a closet for daylight, and may be required in rec rooms for egress. The following are not included in this item but are recommended: a)Dehumidifier to prevent moisture problems b)Below slab insulation to prevent condensation on slab c)Vac RI to garage d)AC lines to exterior e) Plumbing/electrical to w/r. f)Noise reduction upgrades.* **Fully finished stairs, hallway, bedroom 5, and rec room. Utility and storage rooms to remain unfinished.**	$23,520
fbss	Misc. finished basement vs secondary suite waiver *The purchaser acknowledges and agrees that the finished basement does NOT meet the requirements of a secondary suite and the free flow of residents from the lower most to upper most levels of the home shall be maintained and shall not be obstructed by doors with locks, walls, etc... Secondary suites require a fire and sound separation that is most easily achieved by adding two layers of Type X drywall with resilient channel and insulation between suites and providing separate heating and cooling systems to each of the suites. Secondary suites are often limited in size to less than 40% of the total area of the upper*	$0
heuv	Upgrade ventilation in home with six or more bedrooms *Increased ventilation is required in homes with six or more bedrooms and the system must be designed by a mechanical engineer. A room may be considered an extension of the room next to it (eg. not a bedroom) if the opening between the rooms is greater than the larger of 32 sqft or 40% of the separating wall area between the rooms (not including the area of windows and doors in the separating wall).*	$905
wbu2	Upgrade a 30"x16" poured in place basement window to 47"x36" *Meets the Ontario Building Code requirements for egress from a basement bedroom. May require a window well. Please note when upgrading basement window sizes that finished rooms in the basement that have a closet require the basement window glass area to be greater than 5% of the finished floor area in that room. Basement windows must be spaced at least one basement window width apart.* **At bedroom 5.**	$615
	Total:	$37,890

Where these items differ from previous schedules, this schedule shall supercede.