



Appendix B: Builder's Specifications – Home Specifications & Details:

Attached to and forming part of the: Agreement of Purchase and Sale
Between (Purchaser): _____
And (Vendor): Tucker Properties Ltd.
For the Property located at: Lot # Thorburn Woods, , St. Philips, NL

STANDARD FEATURES:

The Vendor agrees to construct a dwelling on the said lands in a good and workmanlike manner and in accordance with the plan provided in the Blueprints and Design section of this selection report and the specifications set out herein, which schedule forms part and parcel of the Agreement of Purchase and Sale.

It is hereby agreed and understood that the contents of this Selections Report shall govern over any illustrations or drawings provided. Allowance items included in this Selections Report are used to identify items that must be specified with a dollar value. The amount(s) outlined are the exact values charged to the Purchaser in the contract price. These amounts are precise and any variance shall cause the contract price to be adjusted accordingly. Allowance amounts include any normal expenses associated with the item (i.e. sub flooring for ceramic areas, taps for whirlpools, framing / ceramics for fireplaces, whirlpools and showers. Electrical hook-ups for fireplaces and whirlpools are also included as allowance items, unless otherwise noted). **All allowance pricing shall include materials, installation and HST.** It is recommended that the Vendor and Purchaser have a meeting to maintain communication during construction of home.

DETAIL SPECIFICATIONS:

Any items not specifically mentioned in this Builders contract do not form part of this contract and are the responsibility of the Purchaser. For clarification purposes standard exclusions are identified below. Any additional items requested by the Purchaser or any changes to these specifications once the contract has been signed will be treated as a change order and the final contract price will be adjusted accordingly. In addition, a minimum administrative charge of \$100.00 plus HST will be applied to each change order.

The following items are specifically excluded: Shutters, Alarm systems, Central Vacuum systems (including rough-in).

CONTRACT PRICE:

The parties agree and the Purchaser covenants to pay to the Vendor the contract price as stated in the Purchase and Sale Agreement, plus or minus any adjustments, i.e., changes, extras, deletions, etc:

- a) The deposit amount as stated in the Purchase and Sale Agreement is hereby acknowledged, to be held as a non-refundable deposit on the contract price, whereby it will be forfeited in the event that the Purchaser fails to complete as agreed herein.
- b) Extra items and/or changes to the build order that result in total extra charges that exceed the contracted price by \$10,000 HST Included (or more) are to be paid to the Builder within 7 days of invoice. Failure to do so may result in penalty and/or interest charges assessed onto the Purchaser(s).
- c) The Builder will apply a 15% markup to any change orders, outside purchases, and any items that are not part of the normal build.
- d) **The Purchaser warrants to the Vendor that the Purchaser qualifies for and is entitled to the HST rebate for new housing and convents and agrees to assign such rebate to the Vendor on the closing date as an integral part of the contract price. The Vendor has included the net GST rebate into the contracted price of the new home/contract.**
- e) **Any quotation provided to the Purchaser(s) is valid for 60 days.**



PERMITS:

The vendor agrees to obtain all permits to erect the dwelling, and the Vendor will provide to the Purchaser the copies in his possession on the closing date. The Purchaser is responsible for any services ordered by them and specifically outlined in this agreement.

PERFORMANCE:

The Vendor agrees to complete the dwelling on the contract closing date, provided the Vendor is not prevented from doing so by some act of the Purchaser, labour strikes, weather conditions, shortages of sub-trades or materials and without limiting to the generality of the forgoing, any other contingency over which the Vendor has no real control.

LIENS:

The Purchaser agrees that any portion of the contract price is withheld to comply with the holdback provisions of the Mechanics Lien Act, R.S.N. 1990, Chapter M-3 shall be deposited in trust with the Solicitors for the Vendor on instruction to release same on the day following the expiration of the statutory lien period provided that no valid Mechanics liens are registered against the property.

BUILDING CODE:

The dwelling is to be built in accordance with the **National Building Code of Canada**.

WARRANTY:

The dwelling is to be registered under **7-Year Atlantic Home Warranty** program. Full details of the program will be made available to the Purchaser upon request.

GENERAL ITEMS:

Closing dates are projected dates and may vary for any number of reasons, i.e. material supply, shortage of qualified labour, etc. We will make every effort to get as close as possible to the projected closing date and should be able to confirm to you approximately 30 days in advance of completion a precise closing date.

Any extra work ordered by the Purchaser relating to items under the allowances will be deemed to be part of the Allowance allocation and charged accordingly. **Note: Allowances include materials, installation and HST.**

Work to be done by our sub-contractors will be completed to their normal standards and by their normal procedures unless otherwise notified by the Purchaser and agreed to by the Vendor at the time of the contract. Any cost associated with these changes will be the responsibility of the Purchaser unless otherwise stated in this contract. Any changes not pre-approved by the Vendor may be charged back to the Purchaser within sixty (60) days of closing (i.e. in the event that the Vendor is not aware of such charges until invoices arrive from a supplier or contractor).

The Vendor maintains a list of designated suppliers and sub-trade contractors, from whom all materials and associated labour are supplied (i.e. building materials, windows/doors, electrical, plumbing flooring, cabinets, paint,). As a normal course of business, the Vendor will provide an undertaking to complete any incomplete or deficiency items on close. Should the Purchaser and Builder agree to do so, a refund equal to the estimated cost of the incomplete item shall be credited back to the Purchaser on close.

The Vendor agrees to keep the site and home cleaned throughout the construction phase. It should be noted however that cleaning refers to construction dirt/dust and the Purchaser is responsible to thoroughly clean the house upon occupancy.



SAFETY AND INSURANCE:

While we understand the desire of the Purchaser to visit the site and view progress on the construction of their new home, for the safety and insurance purposes, we must restrict visitations to a minimum and put the following guidelines in place:

- a) **Purchaser indemnifies Tucker Properties Ltd. (TPL) or any of its sub-contractors from responsibility for any injury received while visiting the construction site. This will apply, as well, to any person there with the Purchaser's/Purchasers' consent or knowledge.**
- b) **An authorized employee of TPL must accompany the Purchaser while visiting the construction site.**
- c) Every effort will be made to give as much notice as possible for pre-scheduled meetings with sub-contractors but the Purchaser must be prepared to meet with the trades people when they are available.

BLUEPRINTS AND DESIGN:

The Vendor, with the Purchasers approval, is responsible to provide plans acceptable to the Town/City when acquiring building and other permits. The Purchaser agrees to supply the Vendor with a complete set of working drawings for city approval. The Vendor will generate the detailed drawings required to meet Town/City requirements. The Purchaser shall be responsible for the cost to produce these drawings.

SITWORK:

Our homes are generally positioned on their respective lots (1) in accordance with the Town of Portugal Cove-St. Philips' regulations, and (2) in accordance with the lot's specific conditions and requirements (i.e. grading & drainage requirements, to minimize rock removal, to avoid water issues, etc.). **In general, the Town requires that this home be set back a minimum of 6 metres from the front boundary, and a minimum of 1 metre from each side boundary. The exact location of this home will be identified on the Proposed House Location and/or Surveyor's Real Property Report. For the Landscaping/Paving Allowance, please refer to "Appendix A – New Home Estimate".**

BASEMENT:

Concrete footings and walls will be as per plan, consisting of an 8" concrete foundation, **DMX Flexsheet damp-proofing membrane (where applicable)**, weeping tile and bearing walls as required. We include a finished concrete floor in the basement and in the garage (where applicable). **We include a basement rough-in for a future bathroom (where applicable). This home will have 8' concrete basement walls.**

UNLESS OTHERWISE NOTED IN THE AGREEMENT OF PURCHASE & SALE, there is No Basement Development, except for: Basement Perimeter Walls (concrete walls & kneewalls, where applicable) to be Framed, Insulated, Wired & Sealed: The interior of the basement's exterior/concrete walls completed with 2" Polybead Insulation (R7.4) + 2x4 Stud Framing + Electrical Completed to Code + R12 Batt Insulation + Vapour Barrier & Acoustic Sealant. Any basement kneewalls will be framed with 2x6 studs and insulated with R20 batts.

WALLS AND FLOORS:

All exterior **main & second floor perimeter walls (as/where applicable) consist of 2"x6" studs on 16" centres** and are to be covered with **7/16" OSB exterior wall sheathing. Interior walls typically consist of 2"x4" studs on 16" centres**, unless otherwise specified and/or required. Floors joists are generally constructed using 2"x10" beams, unless otherwise specified and/or required. LVL / steel beams are used as required. **Floors will be covered by 3/4" T&G Plywood**, which is screwed & glued. Bearing walls on concrete footings as per plan (or as required to meet the National Building Code of Canada). Interior walls will be covered with 1/2" gyprock throughout the finished areas with round corners (unless otherwise specified).



WINDOWS:

The Vendor typically uses either quality vinyl casement or single hung windows, as per the sizes on the blueprints (if possible), or as specified in this contract. This home will feature **white vinyl casement windows from Acan Windows** on the main & second floors, with **clear glass all around. These windows include LOW E & ARGON GAS.** They are **supplied by Rona and serviced/warranted by Acan.** The Vendor only installs window wells if required. Window sizes could vary from the plan, depending on availability, Building Code requirements or construction standards issues.

EXTERIOR DOORS:

Exterior doors are insulated Rona or Acan brand doors, from Rona. **UNLESS OTHERWISE NOTED IN APPENDIX A (NEW HOME ESTIMATE) AND/OR IN THE AGREEMENT OF PURCHASE & SALE, the typical door schedule is as follows:**

- **Front door = 36" Cheyenne slab (no glass) with two @ 3/4 Sidelites (clear glass)**
- **Side Garage Entry Door (when applicable) = 32" Cheyenne slab (no glass)**
- **Basement Entry Door = 36" Cheyenne slab (no glass)**
- **Door between Garage and House = 36" Cheyenne slab (no glass)**
- **Patio Door = 36" Full Clear or a 72" Sliding Patio Door (refer to the plan for exact patio door type/size).**
- **There may be other doors, i.e., master bedrooms sometimes have a sliding patio door, which would be indicated in the Plan and noted in APPENDIX A (New Home Estimate).**
- **All hinged doors have vinyl cladding except the door between the garage & house, and all doors have a 6-5/8 jamb.**

All exterior locks are to have standard hinges, knob and deadbolt. Standard colour/finish is silver/aluminum/nickel or equal, unless otherwise requested. **This home will either have pewter or oil-rubbed-bronze door knobs and hardware.**

ROOFING:

The roof will be constructed with pre-engineered roof trusses constructed according to manufacturer's specifications, sheathed with an approved **1/2" Plywood** sheathing and covered with **IKO's CAMBRIDGE 30-Series (30-year) shingles. Colour to be chosen by customer, when applicable, or by the Builder in such cases as when a home has not been sold by the time this decision has to be made.**

SIDING:

We include **Dark Siding** choices from **Gentek's Sequoia Select series, Boncor's Colorscapes series, or ProCanna's Premium series.** The typical trim colour, unless otherwise notes, is **White** and the Builder typically uses **Deluxe Corners.** The typical profile is **D4 (flat), unless otherwise noted.**

EAVESTROUGHING ALLOWANCE:

For the allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.

EXTERIOR TRIM AND PAINTING:

At times, designs show trims, posts, grills, etc. for decorative reasons or because of the inability of computer programs to only show certain images. These items are extras unless otherwise specified in the Purchase Agreement. Exterior painting, including exterior doors and door boxes, shall to be the responsibility of the Purchaser. The Vendor shall apply a single coat of primer to any exterior exposed wood trim (excluding decking). **The builder has installed pilaster trim kits (toppers & sides) for the front door, garage overhead door, and the upper windows only.**



PLUMBING AND PLUMBING FIXTURES:

Plumbing is to be completed as per the Canadian Plumbing code. All waste lines will have cleanouts as required. All water lines will be complete with shut-off valves as required. The hook-up for the washer, if applicable, is to be the typical standpipe. There will be two outside hose connections installed – 1 front and 1 rear. **The supply and installations of bathroom accessories are not included in this contract; i.e. towel bars, soap dishes, mirrors, etc.** The basement will include the plumbing rough-in only for a future 3/4 bathroom, unless otherwise specified in the Purchase Agreement. **Dishwasher and refrigerator-water hook-ups are provided.**

A **60-gallon hot water boiler is standard unless otherwise noted in Appendix A (New Home Estimate) and/or in the Agreement of Purchase & Sale**. All plumbing fixtures are to be white in colour with quality stainless steel faucets. **Plumbing fixtures are ordered through our plumbing contractor (George Parsons & Son Plumbing Ltd.) and are supplied / delivered by James G. Crawford Ltd., 29 Shaw Street.**

For the Plumbing Allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.

The Builder includes (in the home's selling price and not in the allowance) the installation of typical fixtures, such as:

- **MAIN BATHROOM with a 1-piece tub/wall surround kit with faucet, 1 basin with faucet, and 1 toilet**
- **KITCHEN with a double stainless steel sink with Faucet**
- **ENSUITE (when applicable) with 1-piece shower, 1 basin with faucet, and toilet**
- **HALF BATHROOM (when applicable) with 1 basin with faucet, and toilet**
- **Laundry Room with a hook-up provision for a Washer & Dryer**
 - **The provision for, and supply & installation of a Laundry Tub and/or Boiler Pan, if chosen, would be paid for out of the Plumbing Fixture Allowance.**

Rough-Ins will be provided for a future basement bathroom. No other basement plumbing is included.

ELECTRICAL AND ELECTRICAL FIXTURES:

The electrical is to meet the standards of the Canadian Electric Code. The specific location of light fixtures, plugs, and switches are to be mutually agreed upon by the Purchaser and the contractor where it falls within the Canadian Electrical Code. The numbers of plugs, switches and lights will be as per the Code. Items included in the electrical prices are as follows, if applicable:

- **200 amp service and panel**
- Electrical permit
- Basic lights, outlets, switches and heating in the basement
- Lights, plugs and switches as per the code
- Weatherproof power outlet at front and rear
- Installation of light fixtures
- Rough-in for a dishwasher if applicable (**free installation if purchaser provides it on site prior to closing as required**)
- Wiring for kitchen range-hood or over-the-range (otr) microwave (**free installation if purchaser provides it on site prior to closing as required**)
- Electric heat as per contract



Should the Purchaser require additional electrical items and/or upgrades, these will be charged as extras. The location of the electrical panel is subject to the location of utility poles and Electrical Code Requirements. Should the purchaser request an alternate location, the cost associated will be the responsibility of the purchaser.

The **Purchaser is to be responsible to sign an electrical contract with Newfoundland Power to coincide with the closing date.** Failure to comply will cause a delay in closing and any additional charges arising from the delay will be charged to the Purchaser (i.e. taxes, electricity, interest, and connectivity charges, etc.).

Installation of all normal fixtures (flush, semi-flush) is included in the purchase price. We include the installation of 1 hanging light over the stairs and 1 hanging or semi-flush fixture over the table. Lights that require special or extra assembly will be subject to an extra charge. We also include the installation of 1 dishwasher, 1 microwave range or regular range hood + 1 fridge (water) hook-up. The purchaser(s) must supply on site the dishwasher and microwave/range when required by the vendor, so they can be installed prior to closing. Built-in appliances like built-in ovens, stove tops, etc. will be subject to an extra charge. All light fixtures are to be selected by the Purchaser. Any fixtures and/or appliances that require installation but are not on site on the day of installation may be subject to an extra charge for a return visit by the contractor. Door bell chimes, range hoods, keyless lamp holders and all light bulbs are to be included as part of the allowance. **This home includes Decora plug and switch plates. For the Lighting Allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale. Extra potlights will be charged at \$100+HST each for non-insulated and \$120+HST each for insulated.**

LOW VOLTAGE, TELEPHONE AND CABLE/SATELLAITE TV JACKS:

The Vendor shall install standard telephone and cable connectivity. Our standard is 1 telephone jack and 1 cable/satellite jack per bedroom, 1 of each in the living room, and, if applicable, 1 of each in the family room, unless otherwise agreed to and specified in the Purchase Agreement.

VENTILATION:

The dwelling is to be equipped with a heat recovery ventilation (HRV) system, installed to National Building code, with HRV exhausts in each bathroom. **Bathroom fans, if requested, are an extra \$250+HST each.**

INSULATION & VAPOUR BARRIER:

All main floor walls include R-20 Batt insulation. **The typical attic insulation (including garage, when applicable) is R40 Fibreglass blown-in** (unless the situation requires batt in certain areas), **unless otherwise noted in Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.** An insulated attic hatch is installed as/where required, i.e. above the second floor, as well as above the garage on occasion, as required.

For vapour barrier, we use the following:

- Tyvek building wrap (or equivalent) around exterior of house
- 6mm polyurethane vapour barrier on inside face of all perimeter walls & ceilings, and underneath concrete slab

Unless otherwise noted in Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale, all Tucker Properties' homes typically include: INSULATED BASEMENT PERIMETER WALLS, as follows: 2" POLYBEAD + 2X4 FRAMING + ELECTRICAL COMPLETED TO CODE + R12 BATT INSULATION + VAPOUR BARRIER.



FLOORING and STAIRCASE ALLOWANCE:

For the FLOORING and STAIRCASE ALLOWANCES, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.

Note: The Flooring Allowance covers all related finished flooring costs, including any required subfloors for ceramic tiles and/or vinyl. The Staircase Allowance covers all related finished staircase costs, including treads, risers, posts, railing, spindles, materials, installation, and the like. The staircase can be stained to match the flooring as chosen by the clients. Plywood sub-floors are required to be installed under all ceramic/porcelain tiles and are sold for \$85+HST per sheet. This may be in addition to the flooring quotation received from our flooring supplier.

CABINETS ALLOWANCE:

For the Cabinets Allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale. Backsplashes are part of the flooring allowance.

FIREPLACE ALLOWANCE:

If/where applicable, fireplaces are completed on an allowance basis, and must be specified in the Purchase Agreement. Any associated costs including framing, electrical wiring, etc. will be applied to the allowance amount, if applicable. **For any Fireplace/Mantle Allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.**

INTERIOR PAINT:

Interior paint pricing is based upon five (5) colours with CC40 (i.e., Cloud White) trim. Any special paint or special designs, i.e. accent walls, will need to be specified in this contract and will be charged as an extra. Additional colours over five (5) will be charged as an extra \$100.00 per colour. Additional coats, if required, for special and/or dark colours, are subject to an extra charge of \$100 per coat per room (HST extra). The garage, if applicable, will be sheathed with gypsum board and taped; anything more must be specified in the contract and charged as an extra.

Paints and stains for stair treads and risers are considered part of the flooring allowance and therefore any cost associated with these items will be charged accordingly. Stair railing is priced using natural stain finish. Any other type of stain will be charged as an extra.

INTERIOR TRIMS:

The standard trim package includes **5-9/16" Colonial Baseboards, 3-7/8" Victorian window/door casings, wide window ledges** on the main & second floors, and Cheyenne interior doors. **Neither Crown Moldings nor Interior Window & Door Headers are included, unless specifically noted in Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.** All doors and trims are painted the same colour (CC40). We will include either quality pewter or oil-rubbed-bronze door hardware throughout. Clothes rods and shelves are provided in all closets, including a shelving system in the master walk-in-closet. Solid wood railings, posts and spindles are provided, where necessary.

PATIO DECKS:

All steps and patio decks are to be constructed as specified in this contract. The typical rear deck size is 10' x 12' and materials generally consist of Pressure Treated lumber (i.e. 4" x 4" posts, 5/4" x 6" decking and 1"x 6" guard rails. Steps are constructed from 2" x 10" pressure treated). The front deck is constructed of PT lumber. Landings for entrances other than the patio will be approximately 4' x 4' as required by the National Building Code. Any deviations



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from this must be specified in the Purchase Agreement. **For exact deck sizes and details, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.**

The builder does not apply paint or sealant to the exterior decks. The home buyer is responsible to apply a weather repellent / sealant to prevent the wood from deteriorating, as per the manufacturer's instructions.

LANDSCAPING / PAVING:

All landscaping and paving work is completed by qualified sub-contractors. Such contracts are not covered by the Atlantic home Warranty Program. After-sale support is provided directly by each sub-contractor. **For the Landscaping & Paving Allowance, please refer to Appendix A (New Home Estimate) and/or the Agreement of Purchase & Sale.**



List of Suppliers:

This is our list of exclusive suppliers from whom we have established strong and reliable business partnerships, and that you can count on to ensure you receive superior products and services at competitive pricing.

- Building Materials: * Rona, O'Leary Avenue, St. John's, NL, 758-6237
Mac Morgan, mac.morgan@rona.ca, 685-5525
** We also buy from our suppliers. Example: trim materials are typically purchased from Kent Building Supplies.*
- Electrical Materials: Guillevin International, 87 O'Leary Avenue, St. John's, NL, 722-1420
- Lighting Fixtures: The Lamp Post (Guillevin International), 87 O'Leary Avenue, St. John's, NL
Steven White (steven.white@guillevin.com), Wayne O'Keefe, or Chelsea, 722-1420

Rona, O'Leary Avenue, St. John's, NL, 758-6237
- Plumbing Materials / Fixtures: James G. Crawford Ltd., 29 Shaw Street, St. John's, NL, 579-4062
John Ivany, jivany@jgcl.ca
- Flooring (incl. ceramics): Atlantic Home Furnishings
Topsail Road, Mount Pearl, NL
782-0330

Award Flooring Inc., 41A Sagona Drive, Mount Pearl, NL, 368-8507
Walter Wright, Owner/Sales
Lisa Coady, Sales, lisa@awardflooring.ca
- Decorating / Blinds / Colours: Award Flooring Inc., 41A Sagona Drive, Mount Pearl, NL, 368-8507
Lisa Coady, lisa@awardflooring.ca
- Cabinets: Custom Cabinets & Supplies, 168A Major's Path, St. John's, NL, 576-3275
Jacquie Gregory, jgregory@customcabinets.ca
Joan Nolan, jnolan@customcabinets.ca
Keith Collins, kcollins@customcabinets.ca
- Paint Materials: Colour Your World (Dulux Paints), 32 Allston St., Kenmount Business Park, St. John's, NL, 753-7470
- Hardwood Stairs/Railing: Wise Choice Contracting, Robert Wiseman, Paradise, NL, 782-9473
- Landscaping: Fred's Landscaping, Fred Clarke, CBS, NL, 744-1209 or 727-5343
- Paving: Twin City Paving, 769-6846



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PROTECTING YOUR HOME; ATLANTIC HOME WARRANTY FAQs

THE TUCKER PROPERTIES LTD. (TPL) DIFFERENCE:

At TPL, we are completely committed to planning, designing and building the best homes we can possibly build, whether one of our own spec home designs or a unique custom-build just for you. We take pride in each and every home, and in each and every relationship we develop, whether it is a first time or a fifth.

We are fully committed to every client's needs, big or small. We believe constant contact at every stage of the building process is critically important to ensuring a smooth and error free building process, so each client is acutely aware of his or her new home's status, changes, progress, etc. We schedule walkthroughs at various stages, such as framing, electrical, drywall, and so on. This way there are no surprises and minimal chance for errors and uncertainties! Regular conversations with our clients ensure we are always on top of what every homeowner wants, and the homeowner knows how his or her house looks at every stage. A win-win for everyone!!

We also believe it is a necessity to hire the absolute best trades-people in town to deliver the unique skills of their respective specialties, from draftsmen to surveyors, roofers to siders, insulators to drywallers, plasterers to painters, and from flooring installers to finish carpenters. Attention to the finest detail is paid at each and every stage and to each and every task, minor and major!!

We want to make sure that at the end of every build each client is totally satisfied with their new home experience, and the level of customer service they have received, whether a client had been with us during a custom-build process, or just came along and purchased a ready-to-occupy spec home. We want to make sure you are still happy after the sale as well, and that you strongly consider TPL for your next home, and recommend us to your friends and colleagues.

TPL BUILDING STANDARDS:

The current edition of the National Building Code of Canada (NBC) serves as the minimum standard of construction for all registered Atlantic Home Warranty members. The document outlines minimum requirements for public health, fire safety and structural sufficiency with respect to the public interest. To provide an understanding of the NBC and its application to the design and construction of housing, all Members of Atlantic Home Warranty Program (AHWP) are required to complete training on Part 9 of the NBC (Housing and Small Buildings).

AHWP **Construction Performance Guidelines** is a guide prepared for use for all AHWP members. It was established to specify the minimum performance guidelines for the construction of homes, and used to set forth the basis for determining the validity of all homebuyer complaints related to defective materials and workmanship during the first year of ownership. In order to assist consumers, we are now offering our Construction Performance Guidelines online. Visit www.ahwp.org for more information. We encourage consumers to take a look at these guidelines if they have any concerns or questions.

PROTECTING YOUR HOME:

After months of planning, your new home is no longer just a dream but a reality you can now enjoy. However, you are an essential tool in assuring that the quality of your home carries on through the years. Giving your home the necessary attention will help reduce preventable problems in the future, and save you from a burdened mind.

As a Homeowner, you should be aware that your home will require maintenance on your part to help protect your investment. Available with your warranty package is a booklet to help guide you through the necessary precautions to take in keeping your home in perfect condition.



The following are but a few of the many examples of how to protect your home:

Spring

- Check roof
- Test your smoke detectors

Summer

- Check your roof
- Test your smoke detectors
- Check sealing around windows and doors

Fall

- Have humidifier, furnace, heat recovery ventilator (HRV) and water heater cleaned and serviced
- Check your fireplace and chimney
- Check and reset ground fault circuit interrupter (GFCI)
- Test your smoke detectors and exterior water lines

Winter

- Check for excessive snow on roof
- Clean filter in furnace, heat recovery ventilator (HRV), and/or humidifier
- Check air ducts
- Test your smoke detectors

YOUR ROLE:

Many homebuyers struggle with the decision to either hire a contractor, or take on the construction of the home themselves. However, there are many facts and questions you should consider before diving head first into your final decision. Do you have the precise technical training to oversee the development of the biggest investment you'll ever make?

Please know that when you choose to hire TPL to build *your* new home, as a Member of the Atlantic Home Warranty Program, peace of mind can be automatically gained from the day a deposit is made. Under the guidelines offered with AHWP, homebuyers have the assurance of a third party home-warranty protecting their biggest investment.

FAQ:

What if I buy or sell a home under warranty? ... A warranty from Atlantic Home Warranty is automatically transferable and increases the value of your home. The warranty stays with the house, not the owner. The new owners may contact Atlantic Home Warranty to determine the remaining length of warranty coverage.

What is NOT covered by my warranty? ... Like any contract, there are limitations to the coverage. Some of the exclusions are:

- *defects in materials, appliances, design and workmanship supplied by the purchaser;*
- *defects resulting from improper maintenance on the part of the purchaser;*
- *detached patios, detached garages and driveways;*
- *well and septic systems; and*
- *landscaping / paving*

Please contact Atlantic Home Warranty for complete details on coverage.

CONTACT US:

At Tucker Properties, we are available and eager to answer any question you may have. Call or email us today, or visit us online 24-7 at www.tuckerproperties.ca.

We look forward to serving you soon ...

Darcy & Noah Tucker
Tucker Properties Ltd.
709-746-5072
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Tel: 709-746-5072 or 699-3258
Fax: 709-895-8608
Email: homes@tuckerproperties.ca
Internet: www.tuckerproperties.ca

****If this list is in conflict with the Builder's Contract, this list shall prevail.****

Dated at: St. Philip's, NL on the 16th Day of April, 2014

Witness: _____ Purchaser _____

Dated at: St. Philips's, NL on the 16th Day of April, 2014

Witness: _____ Vendor _____