

SCHEDULE 'A'

Luxury Features and Finishes

Purchase price includes the following:

Exterior and Mechanical Features

- Architectural Controlled designs with a broad selection of exterior packages, blended to give variety throughout the streetscape.
- Low maintenance aluminum soffits, fascia, eavestroughs and downspouts, all colour coordinated. (Vendors standard samples).
- Poured concrete basement walls with damp proofing, weeping tile and exterior drainage membrane.
- Colour coordinated, low-e argon filled vinyl casement windows on all elevations, excluding white basement windows which will receive standard sliders (where applicable). All operable windows to receive screens.
- Exterior windows and doors sealed with high-grade caulking and completed with weather stripping to all exterior doors.
- Pre-cast concrete slab walkway; from driveway to front entry (per applicable plan, where grade permits).
- Insulated Pre-finished roll-up overhead garage doors (Vendors standard samples).
- Engineered Floor Joist System with tongue and groove subflooring, glued and screwed to joists.
- Colour Coordinated Asphalt shingles.
- All driveways consist of base layer, applied in two separate stages (second coat applied within approximately one year of first coat).
- All lots to be graded and sodded as per approved grading plans.
- Sunken entrances may be required due to grading and/or as per plan.
- Architecturally inspired front entry door with side panel window, as per plan.
- House fully insulated, 2x6 wall assembly with R22 batt, attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation, as per Ontario Building Code standards.
- Garage common walls with home to be insulated and gas proofed.
- Fully drywalled garage.
- Fully ducted mechanical including high efficiency forced gas central heating.
- Heat Recovery Ventilator (HRV) for fresh air exchange, energy efficiency and a healthier home.
- High efficiency HVAC system designed to provide superior comfort and reliable heating (and cooling, where/when applicable).

Electrical

- 100 Amp. Electrical service with breaker panel and copper wiring throughout the home.
- All electrical to meet ESA (electrical safety authority) standards.
- Wired Smoke detectors and carbon monoxide detectors (as per Ontario Building Code).
- 220 Volt heavy-duty receptacle for stove and dryer.
- One (1) receptacle installed on the garage wall and one (1) receptacle installed in the garage ceiling (for future garage door opener) for each garage parking space.
- LED bulbs in all compatible fixtures.
- Decorative exterior coach light(s) on exterior elevations (as per plan).
- White Decora light switches and receptacles throughout.
- Soffit outlet (as per plan) for seasonal festive lighting.
- 2 exterior weatherproof outlets (1 at the front porch and 1 at the rear of house).
- 1 CAT 5 wiring, location to be determined by Purchaser.
- Single switch operating all basement lights.
- Waterproof recessed pot light to shower enclosure in master bathroom.
- 2 exterior hose bibs, one located in the garage and one at the rear of the home.

Interior Features and flooring

- Basement Featuring 8' concrete walls.
- Main floor featuring 9' ceilings, Second floor 8' ceilings (except at coffered, slopped or cathedral ceilings, and where drops are needed for structural or mechanical systems).

- Stippled ceilings throughout home with flat white painted ceilings in kitchen, bathrooms, laundry.
- Approximately 3” premium quality natural finished laminate flooring on Main Floor, excluding tiled areas (as per plan).
- A wide assortment of 12”x12” or 13”x13” ceramic floor tiles for main floor tiled areas, primary ensuites, main bath and laundry room (as per plan).
- Quality choice of 40oz. Broadloom on approximately 1/2" underpad on second floor excluding tiled areas, from Vendor's standard samples.
- Main staircase featuring broadloom wrapped treads and risers with painted stringers and Oak railings and handrail (as per plan), natural stained.
- Approximately 4” baseboards and 2-3/4" casings on swing doors, sliding doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas.
- Modern 2-panel interior swing doors throughout with exception of bedrooms closets, which receive white panelled closet sliders (as per applicable plan).
- Brushed nickel lever interior door hardware for interior doors, with matching hinges for all interior swing doors. Privacy door locks to all bathrooms and master bedroom (where applicable).
- Vanity mirrors in all bath and powder rooms.
- White melamine shelving in all bedroom and linen closets.

Kitchen and Bathrooms:

- Beautifully crafted cabinetry in a wide variety of styles and finishes
- Cabinets to feature drawers and doors as per Vendor’s standard samples.
- Stone countertops with under mount double stainless sink with single lever pull out faucet in kitchen.
- Laminate countertops in bathrooms, excluding powder room.
- Extended height (40”) upper cabinets with standard kitchen stainless steel exhaust fan.
- Choice of quality 8x10 imported wall tile for all tub enclosures and shower stall walls, from Vendor's standard samples.
- All stand alone shower stalls to receive tiled ceilings, from Vendor's standard samples.
- Acrylic bathtub in main bathroom and secondary ensuites (where applicable, per plan).
- Rough-in for future dishwasher with plumbing and electrical connections, final hook-ups to dishwasher not included.
- Taps and drain for washer, dryer vent rough-in.
- Single lever chrome faucets in all bathrooms and powder room.
- Water resistant board installed to tub and shower enclosures up to ceiling.
- All sink faucets and plumbing fixtures include shut off valves.

Tarion Warranty

Your Tarion Warranty will include:

- 1 Year Warranty - covers deficiencies in workmanship and materials.
- 2 Year Warranty - covers any defects in work or material which allows water penetration through the building envelope; delivery and distribution of heating, electrical, and plumbing; and all Ontario Building Code violations.
- 7 Year Warranty - covers major structural defects

Purchaser agrees to pay Tarion Warranty Program enrolment fee as an adjustment at closing.

Purchaser’s Initial

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