



Features & Finishes

Schedule "C"

ARCHITECTURAL FEATURES AND FINISHES

- Superior architecturally designed homes with inspired brick in selected locations and as per elevation.
- Poured concrete porches with stone/aluminum columns.
- 2" x 6" exterior wall construction as per OBC.
- Custom individual house numbers with the company logo.
- Entry-resistant framing on all perimeter doors and window opening.
- Glazed panel in front entry door or sidelight (as per elevation)
- Self-sealing CertainTeed shingles (manufacturer's warranty)
- Pre-finished maintenance free aluminum soffits, fascia and downspouts.
- Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
- Premium roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long-life rust-resistant door hardware.
- Poured concrete basement walls with heavy damp proofing and exterior weeping tile.
- Front and rear of lot to be graded and sodded after occupancy.
- 6 Pre-cast concrete slab walk to front entry from driveway.
- Two exterior taps- one in garage and one in rear for hosebib.
- Two exterior electrical outlets: front porch and rear deck with switch, all with ground fault protection.
- Elegant grip set for front door lock set with an exterior light fixture.
- All windows are fully caulked with quality brand caulking matching same colour as window.
- All window casement and sliding patio doors are complete with screens.
- Direct insulated access door (where grade allows) from garage to house with deadbolt and safety closure.



INTERIOR FEATURES AND FINISHES

- All units will have approximately,
 - a. **9" high ceiling** on main level level.
 - b. **8'0" high ceiling** on second floor.except in powder room or main floor laundry room or where mechanical or duct work requires a lower height).
- **Popcorn Ceilings** on all ceilings except kitchen and washrooms, as per plan.
- **3" baseboard and 2" Casing** to all doorways, arches with returns, windows and doors.
- Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
- **Carpet staircase** on both levels of the home with wood Railing and handrail.
- Two panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches)
- All drywall applied with screws, using a minimum number of nails.
- **Brushed nickel or Black coloured** interior door-knob hardware with matching-colored hinges.
- White Decora Light Switches and Receptacles throughout the house.
- Thermostat for the Heat for all Homes Furnace for Heating.
- Fiberglass Laundry sink with brush nickel laundry faucet and rough in for Laundry and Dryer.



FLOORING FEATURES AND FINISHES

- **5inch Laminate** throughout with colour selection available at builder décor center.
- 12x24 Ceramic floor tile standard through foyer, kitchen/ breakfast area, powder room, all bathrooms, and above grade laundry room+.
- Engineered floor system throughout with 5/8" tongue and groove subflooring to be glued, nailed, screwed and sanded.

KITCHEN FEATURES AND FINISHES

- Thermofoil Slab finish kitchen cabinets with taller upper cabinets with laminate countertops (colour selection from builder décor center).
- Double Stainless-Steel Sink with Single Lever Faucet.
- Exhaust fan with 6" exhaust vented to exterior.
- Dishwasher rough-in included in the sale with electrical and plumbing only with space for dishwasher - electrical for dishwasher disconnected at panel/breaker.
- Dedicated electrical outlet for refrigerator.
- 220Watt electrical receptacle for stove.

PAINT FINISHES

- One coat of flat finish paint and one coat primer using low VOC paints on all walls and woodwork.
- Trim and doors to be painted white with satin finish.
- Choice of one color for walls from Vendor's 4 samples.



BATHROOM FEATURES AND FINISHES

- 12x24 wall tiles for Tub and Standing Shower to ceiling.
- 12x24 Floor tiles in all bathrooms.
- Purchaser's choice of deluxe cabinets for vanity in main bath, ensuite, and secondary ensuite or Jack and Jill (where applicable) and laminate countertops.
- Lighting in all bathrooms and powder room.
- Colour coordinated kickplates to compliment cabinets.
- Energy efficient water saver shower.
- Ensuite bath off master bedroom with free standing bathtub and separate shower and single or double sink in vanity* where plan permits.
- Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
- Exhaust fans vented to exterior in all bathrooms.
- Privacy locks in all bathroom doors and bedroom doors.
- Single lever washerless faucets with pop-up plugs in all vanities.
- Pedestal sink in powder room.
- **Ceramic bathroom** accessories to include towel bar, toilet tissue dispenser.
- Acrylic bathtub in all locations.
- Water temperature balance sensor in shower/tub.



ELECTRICAL SYSTEM REQUIREMENTS

- 100 AMP electrical service with circuit breaker panel including heavy duty cable and outlet for stove and dryer.
- Light fixtures in all bedroom ceilings and in kitchen, dining room, family room, bathrooms, den, above grade laundry room, upper hall and switched electrical outlet in living room.
- One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener and one in unfinished area of basement under electrical panel.
- Electrical outlets in all bathrooms and powder room include ground fault protection.
- High Efficiency Air Gas Furnace for Heating.
- Ductwork sized for Future air-conditioning (AC could be added as an upgrade).
- High Efficiency Rental Hot Water Heater. The Purchaser acknowledges that the tank is a rental, and they agree to execute a rental agreement upon closing with the Gas Service Provider.
- White Air Vents throughout the house.
- Smoke Detectors on all floors and bedrooms as per Electrical code.

WARRANTY

- The vendor will enroll the house in the Tarion New Home Warranty Program and the purchaser agrees to pay Tarion Enrollment Fees & HCRA Enrollment Fees.
- The purchaser agrees if the item selected in Colour Chart is not available, they will have to change the product to an available one within 48 hours to avoid construction delays, failing to do will allow the vendor to make such choices on purchaser's behalf.
- The vendor reserves the right to substitute material of equal or better quality and purchaser agrees to accept same.



WARRANTY (CONTINUED)

- The purchaser confirms that Vendor will not allow the Purchaser to do any work or supply any material prior to closing of the unit.
- The purchaser acknowledges that it is at the vendor's discretion door swings may be different those indicated on the drawings and agrees to accept swings as adjusted at the vendor's discretion.
- Number of steps may vary from shown according to grading condition and municipal requirements.
- Variation in uniformity and colour form from vendor's sample may occur in finished material and purchasers agrees to same.

PREMIUM WARRANTY

- Seven years' major structural defect as per Tarion guidelines.
- Two years plumbing, heating, electrical system and building envelope as per Tarion guidelines.
- One year on all other items as per Tarion guidelines.



GENERAL

Without limiting the generality of anything contained in this Agreement:

- Materials and finishes will be the Vendor's preselected standard.
- Where indicated, the options noted may be chosen from the Vendor's preselected standard finish packages, provided such items have not yet been ordered or installed and that colours and materials are available from suppliers and further provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 9.2 of Schedule "B" to this Agreement.
- All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date.
- The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion.
- The Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards.



GENERAL

Without limiting the generality of anything contained in this Agreement:

- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- All dimensions, if any, are approximate.
- Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.

