

# SCHEDULE “A”

## FEATURES & FINISHES

Create your own Custom Interior Layout and Finishings with our in-house décor team during the Structural décor Appointment. This allows the Option to Tailor your house to how your family lives and uses the space inside the home.

### EXTERIOR FEATURES

- Carefully curated exterior colour packages
- Exterior materials include clay brick, stucco, precast stone, aluminum faux wood siding, vinyl, and aluminum
- Metal insulated front door
- Energy Efficient vinyl casement and fixed windows with Low-E Argon thermopane glass, as per plan
- Low maintenance aluminum soffit, fascia, eavestroughs and downspouts
- Landscaping package includes lot grading and sodding
- Elegant precast concrete walkways from driveway to front entry as per plan
- IKO Cambridge Shingle from Vendor’s pre-determined colour schemes
- Roll up sectional garage door as per plan
- High-quality poured concrete foundation walls
- Exterior front entrance grip set
- Two exterior hose bibs, location to be determined by Vendor (one at front/garage and one at rear)
- Natural Gas BBQ line located in the rear of the house
- Custom municipal number
- Contemporary exterior lighting
- Poured concrete front porch with brush finish
- Poured concrete garage slab
- Direct garage entrance door where grade permits

### INTERIOR FEATURES

- Approximately Ten foot (10’) ceiling heights on main and Nine Foot (9’) ceilings heights on Second floor (except basement level and in powder room and/or laundry room and where architectural design, mechanical or duct work requires ceiling height to be lowered), as per plan
- Bulkheads will be determined by HVAC and Plumbing rough-ins unless noted on plan
- Main floor staircase to be oak with natural finish
- Basement staircase to be paint grade unless finished basement package is selected or as per plan
- Smooth Ceilings throughout
- Interior walls to be painted one colour selected from Vendor’s standard samples

- Choice of contemporary or modern style interior doors as indicated on plan and chosen from Vendor’s standard samples
- 5 ½” baseboard and 3 ¾” casing with a choice of contemporary or modern trim style chosen from Vendor’s standard samples
- Built-in shelving with one hanging bar in all closets
- Brushed Statin Nickle style interior door handles and hinges

### BATHROOM, KITCHEN AND LAUNDRY FEATURES

- Kitchen cabinets and vanities selected from Vendor’s standard samples
- A bank of drawers in kitchen cabinets as per plan
- Extended upper kitchen cabinetry selected from Vendor’s standard samples
- Choice of standard quartz countertops though entire home with undermount sinks selected from Vendor’s standard samples
- Stainless steel sink with single lever faucet in kitchen
- Shut off valves for all sinks and toilets
- Pressure balance valve in all bath and showers
- Heavy duty wiring for washer and dryer
- Laundry room to include tub or sink as per plan
- Lavish freestanding soaker tub in master with deck mounted faucet, as per plan
- Master shower to have marble jambs and frameless glass shower door as per plan
- Porcelain tile up to ceilings in bathtub enclosures selected from Vendor’s standard samples
- Cement board on separate shower enclosure walls
- Wall mounted mirrors in all bathrooms
- Panasonic Exhaust fans in all bathrooms
- Privacy locks on all bathroom doors

### FLOORING FEATURES

- Porcelain floor tile in entry, powder room, all bathrooms, and laundry rooms selected from Vendor’s standard samples as per plan
- All subfloor sheathing to be glued, screwed, and sanded prior to finished floor installation
- 4 ½” x ¾” hardwood on main and upper floor of detached homes selected from Vendor’s standard samples as per plan

### LIGHTING AND ELECTRICAL FEATURES

- 200-amp service on detached
- Rough In conduit for future Electric Vehicle Charging station
- Electrical outlet on garage ceilings for garage openers as required
- Two exterior plugs one located at front door and one located at rear door (location to be determined by Vendor)
- One electrical outlet in unfinished area of basement at electrical panel
- Electric door chime with doorbell at front entry
- White decora style switches, plugs and plates
- Smoke and carbon dioxide detectors as per OBC
- Electrical light fixtures installed in kitchen, dining room, powder room, main and ensuite bathrooms, family room, office or den, and all bedrooms
- Heavy duty wiring for stove as well as 110v wiring
- Heavy duty wiring for dryer

### ENERGY EFFICIENCY FEATURES

- Insulation in full conformity to the OBC
- Air Conditioning Unit
- Engineered High efficiency direct vented natural gas furnace
- High efficiency hot water tank or tankless water heater on rental basis
- Ducting engineered for proper heat and cooling capacities
- Centrally located thermostat
- Spray foam insulation around windows, and floors located above the exterior of the house
- High quality exterior caulking around all windows and doors
- Insulated exterior doors

### ROUGH-INS

- Rough-in for future central air conditioning
- CAT5 and cable rough-in in master bedroom and family room as per plan
- Rough-in for Central Vac
- Rough-in for future basement 3-piece bathroom as per plan (location subject to change based on drainage)
- Rough-in for future electric vehicle charging station in garage

### PREMIUM CONSTRUCTION PRACTICES

- Poured concrete foundation with heavy duty damp proofing and weeping tiles
- Basement wrap waterproofing system to be installed
- Insulated exterior sheathing with taped seams and vapour barrier
- Solid wood frame construction
- Steel or wood beam construction in basement as per plan
- Ducts to be cleaned prior to closing

### WARRANTY

- The Tarion Warranty Corporation supports the Vendor with the following warranties: The home is free from:
- Defects in workmanship and materials for a period of one year
- Defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking
- Major structural defects for a period of seven years

### GENERAL NOTES

- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home.
- Purchaser’s choice of interior colours and materials from Vendor’s standard samples if not yet ordered, installed or completed, provided that colour and materials are available from supplier and Purchaser agrees to select the colour and materials according to the Vendor’s schedule, otherwise the Vendor reserves the right to choose the colour and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor’s choice of colour and materials.
- Laundry room floors, where applicable, may be lowered to accommodate entry door(s) due to grade at the Vendor’s discretion (unfinished basement ceiling height shall be lowered accordingly).
- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice.
- Purchasers are notified that the number of steps to front entrance and rear entrance may be increased or decreased depending on final grading.
- The Purchaser acknowledges that finishing materials contained in any model home, sales office display or digital presentation, including broadloom, furniture, mirrors, electrical fixtures, drapery and window coverings, tile flooring, vinyl flooring, hardwood flooring, marble flooring, upgraded cabinetry, countertops, stained staircase and railing, painting, wall paper, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit being purchased.
- Room dimensions, door and window configurations may vary with final construction drawings.
- All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceilings heights.
- Prices, terms and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality. E. & O. E.