

## Schedule A - 6\*

### Features and Finishes Detached Homes

#### Dramatic Exterior Construction Features

1. Architecturally-superior elevations with brick and/or stone and/or stucco and/or pre-cast stone accents, vinyl siding, exterior trim features, and/or smartside and vinyl siding (on gable ends) in selected locations and as per elevation, concrete porches, decorative columns\*. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation.
2. Entry resistant framing on all perimeter swing doors.
3. Glazed panel in front entry door or sidelight (as per elevation).
4. Pre-finished maintenance free aluminum soffits, fascia and downspouts.\*
5. Steel clad insulated exterior doors with weather-stripping & dead bolt included.
6. Energy efficient low E argon vinyl casement windows complete with screens on all operable windows with colour coordinated mullions on front (white mullions on interior), as per architectural control.
7. Taller windows on main floor and insert grills on front elevation only.\*
8. Patio doors complete with screen. (as per plan)
9. Premium painted vinyl molded paneled sectional roll-up garage doors with plexiglass inserts equipped with heavy duty springs and long life rust-resistant door hardware.\*
10. Poured concrete basement with heavy damp proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
11. Front and rear of lot to be graded and sodded.
12. Pre-cast concrete slab walk to front entry from driveway and precast concrete slabs at rear patio/garden door at walkout to rear yard. Patio slabs may be installed on the front walk on a temporary basis.\*
13. Two exterior taps-one in garage and one in rear or side close to rear (cold water). Two exterior electrical outlets, one in front, one in rear, all with ground fault protection.
14. Elegant grip set for front lock set and exterior cast aluminum coach lamps.\*
15. All windows are fully caulked with quality brand caulking.

#### Elegant Interior Features

1. 9' high ceiling on main and upper floor (except in powder room, sunken mudrooms, and where mechanical or duct work requires a lower height), 8' on loft.\*
2. Oak stairs with oak stringer, oak hand rails with oak pickets from the main floor to the upper floor and from open landings to basement door or in all finished areas in natural finish.\*+
3. Elegant embossed panel interior passage doors throughout.\*
4. Colonial baseboard throughout with quarter-round in all tiled area.
5. Casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches).\*
6. All drywall applied with screws, using a minimum number of nails.
7. Heavy duty 220 volt electrical outlet for dryer.
8. Dryer vent and separate exhaust fan vented to exterior.
9. Fireplace as per plan.
10. Flat ceilings on main floor, kitchen, bathrooms, and laundry room.

#### Gourmet Kitchen Features

1. First upgrade furniture finish oak or maple kitchen cabinets with extra height upper cabinets and complementing deep fridge upper cabinet and laminate countertops.\*+
2. Double stainless steel ledge-back kitchen sink with single lever pull-up faucet.\*
3. Deluxe kitchen exhaust fan.
4. Dishwasher rough-in includes electrical (termination in basement) and plumbing (shutoffs and drain under sink) only with space for dishwasher. Hook up, cabinet & door not included.
5. Dedicated electrical outlet for refrigerator.
6. Split electrical outlets at counter level for small appliances.
7. Heavy-duty 220 volt receptacle for stove.
8. Colour-coordinated kick plates to complement cabinets.
9. Island with flush breakfast bar in kitchen.\*+

#### Spa-Inspired Bathroom Features

1. Water resistant drywall board on tub and shower enclosures up to ceiling.
2. Purchaser's choice of standard oak or laminate cabinets for vanity in all bathrooms (where applicable) and laminate countertops.+
3. Strip lighting in all bathrooms and powder room.
4. Colour-coordinated kick plates to complement cabinets.
5. Energy efficient water saver shower head and toilet tanks.
6. Ensuite bath of master bedroom with elegant free-standing bath and separate shower (tiles on ceiling in shower).\*+
7. Electrical outlet with ground fault protection for small appliance beside vanity in all bathrooms.
8. Exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Single-lever washerless faucets with pop-up plugs in all vanities.
11. Shut-off valves for all sink faucets and toilets.
12. Choice of 6" x 8" or 8" x 10" ceramic wall tile for main bathtub enclosure and shower stall walls and on ceiling.\*+

13. Bathroom accessories (towel bar, mirrors, toilet tissue dispenser and soap holder) will not be provided to allow Purchaser to personalize to their taste.
14. Vapour proof lights in all separate showers.
15. Water temperature balance sensor in all showers/tubs.
16. Rough-in 3-piece washroom in basement.

#### Painting

1. One coat of primer and one coat of quality paint on all walls. Choice of one colour from vendor's 4 samples.
2. Trim and doors to be painted white. One coat of primer and 1 finish coat.

#### Luxury Floor Coverings

1. Choice of quality imported 12" x 12", 13" x 13" ceramic floor tile standard through vestibule, kitchen/breakfast areas, powder room, all bathrooms, and finished laundry area.\*+
2. Natural oak prefinished hardwood on main floor in all finished areas other than tiled.
3. 35oz broadloom with quality underpad in all bedrooms, upper hallways and all areas other than tiled or prefinished hardwood.\*+

#### Traditional Lighting and Electrical Features

1. Electrical outlets in all bathrooms, powder room and kitchen include ground fault protection.
2. 100 amp electrical service with breaker panel.
3. All wiring in accordance with Ontario hydro standards.
4. Light fixtures in all bedroom ceilings. Light fixtures in kitchen, dining room, family room, bathrooms, laundry room and upper hall. Switched electrical outlet in living room.\*
5. One electrical outlet in the garage and one in unfinished area of basement under electrical panel.
6. Ceiling electrical outlet for future garage door opener.
7. Smoke detector in hallways, bedrooms and basement.
8. Electronic door chime.
9. Cable TV rough-in in all bedrooms and family room.
10. Telephone rough-in for kitchen, family room and for all bedrooms
11. Rough-in central vacuum outlet.
12. Carbon Monoxide detector.
13. White Decora style light switches and plugs throughout.

#### Heating, Insulation and Energy Efficient

1. Natural Gas Forced air high-efficiency furnace with electronic ignition power vented to exterior with HRV system.
2. Duct sized for future air-conditioning.
3. All insulation in exterior walls, roof and in basement in accordance with the standards set as per building code and expanding foam insulation on garage ceiling under living space. Fully drywalled garage, excluding concrete and block walls.
4. House sealed in vapour barrier as per building code.
5. Weather stripping on all exterior doors.

#### Also Included

1. Garage floor and driveway sloped for drainage.
2. Concrete garage floor with reinforced grade beams.
3. Poured concrete front porch.
4. Architecturally pre-determined sitings and exterior colours.
5. Concrete basement floor with drain.
6. Professional home cleaning prior to occupancy.

#### Warranty

Warranty backed by TARION (Ontario New Home Warranty Program) including complete customer service for one full year.

#### Two Year Warranty Protection

- The home is free from defects in workmanship and material including caulking windows and doors so that the building prevents water penetration.
- Defects in workmanship and materials within the distribution of electrical, plumbing and heating systems.
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

#### Seven Year Warranty Protection (Major Structural)

A major structural defect is defined in the Ontario New Home Warranty Plan Act as: A defect in workmanship and materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affects your use of the building as a home.

\* All items are as per plan

+As Per Vendor's Standard Sample