



Standard Features and Finishes

EXTERIOR & GARAGE

- Clay brick as per Schedule "I"
- Aluminum Fascia & Trough with splash pad, Vinyl Soffit
- IKO Cambridge Limited Lifetime Architectural Shingles with drip edge and roof vents
- Poured Concrete Foundation walls with water proofing and wrapped membrane
- Garage: Drywall and primed with Insulated Steel Section Garage door complete with door opener with two (2) remote controls
- Two panel inside Entry Door
- **ENERGY STAR Windows** – Any change requests must be made prior to offer for approval and pricing
- Steel insulated Two Panel Front Entry Door
- Patio doors as per Schedule "I" and floor plans – Plain glass with screen
- **Note:** Sliding door upgrades do not include screens
- **Exterior Walls** wrapped with TYVEC or equal

Note:

Option A: Brick and Vinyl Siding home
 Option B: Full brick (mandatory brick from Lot 63-93)

EXTERIOR & LANDSCAPE

- Decorative address stone
- Crushed stone driveway, including walkway to front entry steps
- Grading per engineer restrictions
- Covered deck extensions (as per presentation drawings, Wood posts are standard in Option A models. Brick posts are standard in Option B models)
- Wood deck and/or patio not included
- Rear yard drainage
- Two (2) hose bibs (exterior + garage) at predetermined locations

See: Agreement of Purchase and Sale – Article 14: for driveway permit

Note:

The "reverse" layout of the home is subject to engineering and Vendor approval, to be executed at signing of the Purchase & Sale Agreement

Option B: Full brick home, with wings and gables stucco unless specified

INTERIOR & FINISHED LIVING AREA

- Cathedral ceiling in living room as per plan
- Ceiling heights vary from 8' to 9' (depending on model)
- Painted Interior two Panel Doors and trim with satin nickel hardware
- Painting; Walls and Ceiling - Bridal White - Flat Finish Paint
Note: Any colour changes must be made with painter and an extra cost will apply
- All Trim painted white
- Wrought Iron Spindles as per plan
- Master bedroom features large walk-in closet with ventilated shelving (depending on model)
- Single shelving in all closets. 3 Shelves in Linen Closet based on model and floor plans
- Interior and exterior door hardware per builder selection
- Vinyl or Hardwood floors in living room and dining room as per floor plan
- Vinyl or Hardwood flooring in the bedrooms, bedroom closets and hallway
- Screwed and glued engineered floors
- Vinyl or Ceramic Areas: kitchen, main level baths and main level laundry areas, if any, and garage entry or as per plan
- Vinyl flooring on lower level including lower level baths
- Raised ranch – stair up is vinyl or ceramic and stair down is vinyl or ceramic
- Ranch – stair down is carpet
Note: Raised ranch with Bonus Room the stairs going up are vinyl or ceramic
- Main floor – standard gas fireplace with metal fireplace trim. Fan/blower not included

ELECTRICAL – All electrical up to Code

- Standard electrical plates - White
- Two (2) exterior GFI outlets
- Copper wiring with ground fault circuit interrupter
- Builder's Standard Range Hood Fan in black, vented outside; standard location/installation
- **Note:** provision for a separate Over the Range microwave circuit in place of standard range hood fan is an upgrade and needs to be arranged with the electrician at time of the electrical walkthrough
- 200 amp electric service
- Roughed-in empty conduit for electric car plug-in garage
- Dishwasher rough in only
- Pre-wired for two (2) telephone jacks and four (4) cable jacks in predetermined locations
- Smoke/Carbon Monoxide/Arc Fault detectors
- Coach lights provided: front, back, side and on each side of garage roll up door
- Interior Lights – Allowance \$1,500.00 + HST, includes installation at standard locations per presentation drawings (one per room). Does not include pot lights, under cabinet lighting or assembly of ceiling fans and crystal chandeliers or fixtures

Lighting/Electrical location established during Purchaser(s) walkthrough with Electrician at the Framing stage. Any changes must be made with electrical contractor prior to Drywall stage, charges may apply based on request or work required. i.e. Assembly \$ 65 per fixture and if second appointment required \$ 250 charge (subject to change)



KITCHEN – BATHS – LAUNDRY

- Kitchen cabinetry and vanities in an assortment of standard styles and finishes
- Crown moulding and valance in Kitchen from standard selection
- Granite/Quartz countertops in kitchen from standard selection with upgraded faucet and under mount sink
- Countertops and sink locations as per design
- Kitchen and bath upgrades may also be added from plumbing and electrical contractors*
- Drain adapter for dishwasher
- Two (2) main floor baths with standard granite vanity countertops and vanity mirrors. Mirrors affixed to the wall by clips
- Main Bath: white acrylic Tub/Shower unit, as per plan, white toilet and single white vanity sink
- Ensuite Bath: white acrylic shower, if shown, as per plan, white toilet and single white vanity sink
- **Note:** Glass doors for tub/shower unit or separate shower not included
- All bath fans vented outside
- Pressure balanced bath/shower faucets
- Faucets per builders selections
- Tile backsplash included - kitchen only, in accordance with builder's standard selections
- Laundry room as shown in floor plans (Main Floor and/or Basement)
- **Note:** Spray foam will not be included behind shower & tub areas. Rocksol insulation provided in place

Note: Any Kitchen and Bath design changes must be made prior to the "Finish Selection Date" stated in this agreement. A signed supplier contract must be provided with any and all changes within the time frame stated.

Note: *Charges for upgrades, additions and changes to the standard design

MECHANICAL AND UTILITIES

- Sanitary & Storm sewers connected
- Sump Pump
- High Efficiency forced air natural gas heating
- Energy Efficient Central Air – unit size based on size of Home
- Heat Recovery Ventilator (HRV)
- Drain Water Heat Recovery (DWHR)
- Gas Line for furnace, water tank and fireplace
- Gas Line for kitchen stove
- One outdoor BBQ Gas line hook up
- Standard Gas Fireplace with decorative metal trim on main floor - drywall front only – location to be specified at time of offer
- *Fan/Blower not included*
- **Note:** Additional charge for fireplace to be moved to basement
- On Demand- Hot Water Heater – *Purchaser(s) must either enter into rental contract with pre-authorized payment plan or purchase Tankless Hot Water Heater outright*
- Single Laundry Tub, location as per plan
- Plastic water lines

BASEMENT

- Mechanical room finish drywall walls only (drywall ceiling not included)
- Mechanical room – (floor unfinished)
- Three-piece bathroom with vinyl floor and optional 5' acrylic tub or 4' Shower
- One bedroom
- MDF trim – 2 ¾ casing – 4 ¼ Baseboard
- Standard paint
- Vinyl flooring throughout basement except Mechanical room

For Full Details – refer to Schedule C

ERRORS & OMISSIONS: The purchaser(s) acknowledges that all schedules attached hereto and any future amendments may be subject to minor deviations or modifications, including but not limited to, revised orientation of the dwelling (if necessary), number of exterior entrance steps, changes to the elevations or exterior detailing, and site grading, variations in floor space, and variations in dimensions, specifications and architectural detailing. The purchaser(s) agree and understand that errors and omissions are accepted and release the Vendor from any liability or claim of whatever nature or kind, relating to any such alterations, deviations, or modifications.