

SCHEDULE "D" STANDARD SPECIFICATIONS

Site Work and Special Features

Low density condominium development, complete with a split street
Controlled, gated entrance with intricate, treed landscape scheme.
Centrally-controlled irrigation system for all lots and common areas, including irrigation well.
Designer concrete light standards with LED lighting.
Tastefully-designed central mail pick-up structure.
Extensively-planted, elaborate, park-like landscape plan for all common areas.
Enhanced rear yard privacy, many lots adjacent to central park or wooded open space.
Excavate for foundation, backfill foundation & rough grade.
Install storm & sanitary sewers, water, hydro and utilities.
Fine grade and spread topsoil after completion of home.
Fully sod the lot and provide front garden landscape package as per landscape plan for each model.
Paving stone walkway & driveway consistent with vendor's selection for the project.
Composite deck boards, complete with Pro-Built aluminum railing system with framed glass.

Foundation

9" foundation walls, poured concrete, spray damp proofing on exterior with "Delta MS Foundation Wrap" membrane protection.
Weeping tile with sock fabric laid in stone around the exterior of the footings, tied into a sump pump and discharged directly into storm sewer.
Poured concrete lower level floor, garage floor, and front porch.

Framing

Wood frame construction with 2"x 6" exterior walls (excluding exterior garage walls) at 16" on center, with semi-rigid styrofoam sheathing. Interior walls with 2"x 4" at 16" on center, bearing walls with 2" x 6".
Engineered wood floor joists with floor sheathing nailed, glued and screwed.
Engineered roof trusses. Roof sheathing material 7/16" OSB.
Timberline high-definition shingles, metal starter strip & exposed metal valley flashings.

Steel

All structural steel is sized, fabricated, and installed as per engineer's design criteria.

Masonry

Exterior masonry is finished with an Arriscraft Phoenix contemporary linear brick with Arriscraft randomized Edgerock and Shadow Stone, as per plans.
Indiana limestone sills at all windows and thresholds at all doors.

Maintenance-free Stucco & Exterior Finishes

Acrylic Stucco as per plans.
Aluminium pre-finished, vented soffit, fascia, eavestroughs, and downspouts.

Windows and Doors

All windows are maintenance-free, coloured vinyl, with transoms as shown on plans.
Glass treated with Low-E argon gas to minimize fabric fading and maximize heating and cooling efficiency in the home.
Basement windows are 48"x 24", egress windows are 48"x 36", to match window colour.
Patio doors are pre-finished aluminum-clad on the exterior, painted interior wood finish.
All front entry doors are 8-foot double doors finished with either a) solid durable fibreglass, or b) Artisan glass inserts, each with multi-point locking system.
Garage entry to home is an 8-foot fibreglass door.
Insulated steel/vinyl garage doors with overlay design, factory primed and painted, electric garage door opener equipped with battery backup (excluding Jack Shaft high lift), two remotes, and one keypad.

Plumbing

American Standard Right-Height Elongated Dual Flush toilets.
Mansfield Petite Covington vanity sinks, or equivalent.
Ceramic tile shower (Kerdi drain system) with 10mm glass in main bathroom.
Ceramic tile shower (Kerdi drain system) with 10mm glass in ensuite bathroom.
Mirolin Brooke Freestanding tub in ensuite bathroom.
Upgraded Moen Voss faucets (two-handled lever style) for sinks and tub fillers and non-scald shower controls in all bathrooms.
Standard finish for all plumbing fixtures is chrome.
Kindred stainless steel sink in kitchen with Moen Arbor faucet.
Two exterior hose bibs one in garage and one at the rear of the home.
Utility laundry sink in the lower level of all homes.
Drop-in deep laundry sink in all homes.
"Wirsbo" piping system throughout the home.
Rough-in for future 3-pc bathroom in lower level.
Rheem RHE50 High-Efficiency Rented Gas Hot Water Heater Supplied by Reliance.
Water meter supplied and installed by City of London as per their policy.

Heating, Cooling, and Venting

High efficiency Amana furnace with 2-stage Gas Valve and ECM motor.
Central air conditioning, Lifebreath HRV and programable thermostat.
80 cfm bathroom exhaust fans vented to outside and venting for dryer.
Gas fireplace in Great Room (choice of Savannah Essence 45" or Marquis Bentley 42").
Gas meter installed by Union Gas according to Union Gas policy.

Electrical

200 amp. service with 80-circuit breaker panel.
All wiring in accordance with electrical building code.
Sealed electrical boxes used in all exterior walls and ceilings.
Two weather-proof exterior outlets with ground fault protector.
Decora switches and receptacles throughout.
Outlets provided for electric stove and microwave.
Smoke detectors, strobe lights and carbon monoxide detectors supplied and installed as per code.
LED Pot lights, puck lights, and keyless lights supplied and installed as per Vendor's electrical plan for each model type.
Light fixture allowance - \$3,000.00 in addition to lights supplied and installed as described above.
Electric garage door openers complete with two remote control operators and keypad.
Rough-in provided for future power supply for Electric Vehicle Charging Stations.

Trim & Doors

4" stepped casing with back band and 7 1/4" stepped baseboard (paint-grade) throughout the home as per builder's specification.
8' solid core doors throughout main floor as per builder's specification.
Quality Wieser door hardware as per builder's samples (choice of finish).
6 1/2" crown moulding (paint-grade) in all tray ceilings.
Paint-grade wood mantel and tile surround for Marquis Bentley 42" fireplace as per builder's specification. (does not apply to the Savannah Essence 45" fireplace).
Riverside custom shelving in entry hall, back hall, and bedroom closets, as per builder's specification.
Vinyl-coated wire shelving in pantry and linen closets.

Stairs & Railings

Choice of contemporary or traditional stairs with solid red oak stringers, treads, risers and handrail.
Choice of spindles from Vendor's samples.

Insulation & Drywall

R-20 batt insulation and R-5 semi-rigid insulation on exterior walls (except garage).

All flat ceilings will be R-50 blown and vaulted ceilings will be R-31 plus R-20 batts.

Walls are ½" drywall and ceilings are ½" high-density drywall is applied to all ceilings fastened with screws and then taped ready for paint.

All ceilings are to be "California textured" except for bathrooms and laundry areas.

All showers to be boarded with Dens Shield board in tiled bath or shower areas.

All basements are to be insulated with blanket insulation as per Ontario Building Code.

Garage to be drywalled, taped and prime painted.

Painting

A two-coat, Benjamin Moore Regal Select Interior Paint – Ulti-Matte flat finish shall be applied throughout the house after prime coat (excluding garage). All bathrooms and laundry room painted with egg-shell finish and all trim to be painted with semi-gloss finish. All Closets (excluding walk in) painted white.

Paint colours from Vendor's selection shall be used throughout. Medium and deep colours, if selected, will be charged as an extra cost by change order.

Garage shall be prime-painted only.

Stairs are stained to match selected hard wood floors to Vendor's specifications. Variations in colour may occur and shall be acceptable due to wood species and grain.

Front doors may be painted or stained with exterior colour to be pre-approved.

Flooring

Engineered hardwood flooring and/or high-quality ceramic tile flooring (from Vendor's samples) is supplied and installed in all areas of the main floor, except for bedrooms, study/bedroom and walk-in closets. These areas include the entry hall, kitchen, bathroom, back hall and laundry room/area.

High quality stain-master carpeting (available in a wide array of styles, colours, and textures from Vendor's samples) is supplied and installed with a quality underlay in bedrooms, study/bedroom, walk-in closets and as a runner on stairs.

Kitchen, Bathroom, & Laundry Cabinets

The Vendor offers an upgraded, pre-designed cabinet package for each home style in a large array of colours, finishes and materials. Standard countertops in Kitchen and Bathrooms provide selections from Group 1 Granite selections, and Laundry Room provides selections from upgraded, High-Definition Laminate.

Purchasers may choose to custom design the cabinetry and will have a generous allowance which is equal to the value of the pre-designed cabinetry package. The allowance provided to the purchaser will depend on the model selected, and shall be in the range of \$40,000.00 to \$55,000.00 as applicable.

Mirrors

Standard mirrors are vanity width x 40" high (with 1/2" bevelled glass).

Rough-ins

A roughed-in central vacuum system is provided in 3 locations in the home.

Cable, ethernet or phone outlets are roughed-in as per vendor's specifications.

Prewire only for a basic alarm system is provided, which includes wiring for perimeter man doors, keypad by garage man door and master bedroom, motion detector on main floor and lower level and monitored smoke detector wire in attic of bedroom hallway.

General Items

Full title to each condominium lot, plus undivided interest in the common areas.

All standard selections are to be made from large array of the Vendor's samples.

All appliances must be installed by the Builder and paid by the Purchaser at an additional cost.

The Purchaser agrees to provide their own insurance coverage and a waiver of liability for any appliances and/or light fixtures delivered to the premises prior to closing.

The home is covered by a new home warranty under the provisions of the Ontario New Home Warranty Program (Tarion Warranty Corporation), the cost of which is paid by the Purchaser on closing.

The Vendor reserves the right to substitute materials of equal or better quality.