

SCHEDULE C

TWO-STOREY FREEHOLD TOWNS

STANDARD SPECIFICATIONS

EXTERIOR FEATURES

1.

Architectural laminated shingles with limited lifetime manufacturers warranty.
2.

Exterior coach light(s). Location(s) will vary.
3.

Steel sectional garage door (style will vary and may not match artist's rendering).
4.

Glazed panel in front entry door or sidelight as per elevation.
5.

Exterior house-wrap with window tape on all exterior windows and doors.
6.

Ice and water shield membrane in valleys at eave overhang except at roofs with unheated space below.
7.

ENERGY STAR® Insulated front door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
8.

Vinyl siding and clay brick with pre-finished maintenance free soffit and fascia as per plan.
9.

Exterior columns in vinyl, PVC, fiberglass, aluminum, brick, stone veneer, or combinations of these (if applicable, as per plan) as per Vendor's specifications.
10.

House number(s).
11.

Exterior door hardware with deadbolt.
12.

ENERGY STAR® rated white vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
13.

ENERGY STAR® rated swing patio door with exterior vinyl clad frame and interior wood jamb with transom as per plan.
14.

Precast concrete slab walkway and step to front door entry.
15.

Two exterior water taps, one in garage and one at rear of home; and two exterior weatherproof electrical outlets with ground fault interrupter.
16.

Vendor will place an Asphalt driveway.
17.

Insulated door from house to garage; where grade permits.
18.

All operating windows are complete with screens.
19.

Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1.

Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" cabinetry doors included.
2.

Purchaser's choice of cabinet hardware from Vendor's standard samples.
3.

Purchaser's choice of backsplash from Vendor's standard samples.
4.

Purchaser's choice of granite countertop from Vendor's standard samples.
5.

Undermount stainless steel double-compartment-sink with single lever pull down spray faucet.
6.

Stainless Steel hood fan vented to exterior.
7.

Heavy duty receptacle for stove.
8.

Dedicated electrical outlet for refrigerator, stove and dishwasher.
9.

Colour coordinated kick plates to complement cabinets.
10.

USB receptacle at counter level.

BATHS

1.

Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2.

Choice of 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls.
3.

Purchaser's choice of cabinets for vanity in main bath and ensuite and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
4.

Colour coordinated kick plates to complement cabinets.
5.

Wall mounted lights in all bathrooms and powder room.
6.

Shower rod at tub shower enclosures.
7.

ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
8.

Privacy locks on all bathroom doors.
9.

Cabinetry with top mount oval sink and single lever faucet in all full bathrooms.
10.

Oval pedestal sink with single lever faucet in powder room.
11.

Polished edge mirrors in all baths.
12.

Plumbing fixtures in chrome finish and water efficient toilets.
13.

Pressure balance valves to all showers.
14.

Hot and cold water shut off valves at all sinks.

LAUNDRY

1.

Plastic laundry tub with hot and cold-water faucets as per plan.
2.

Heavy duty electrical outlet for dryer & electrical outlet for washer.

INTERIOR TRIM

1.

Kneewall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing if applicable.
2.

6"8" hollow core moulded two-panel smooth arch top interior passage doors on ground floor, second floor and in basement (excluding all sliding closet doors). Doors beneath sunken landing conditions or bulkheads may have a reduced height based on grade.
3.

Flat baseboard throughout, with shoe mold in all hard surface areas.
4.

Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5.

White melamine shelving in all closets, satin nickel interior door hardware.

ELECTRICAL

1.

Ground fault interrupter protection in all bathrooms and powder room (as per plan).
2.

All wiring in accordance with Electrical Safety Authority standards.
3.

100-amp service with circuit breaker type panel.
4.

Light fixtures throughout predetermined as per plan. Dining room to have keyless light fixture.
5.

Two electrical outlets in the garage (one in ceiling for future door opener).
6.

Smoke/Carbon Monoxide Detectors as per OBC requirements.
7.

Electronic door chime.
8.

One data rough-in (CAT 6).

9.

LED Bulbs throughout.
10.

Exterior light fixture at rear door.
11.

Air resistant electrical box on exterior insulated walls and ceilings.
12.

Decora style switches throughout.

HEATING/INSULATION

1.

Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2.

High-Efficiency tankless hot water heater (rental).
3.

Programmable thermostat centrally located.
4.

Ducting sized for future air conditioning.
5.

Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6.

HRV (Heat Recovery Ventilator) interlocked with furnace.
7.

Spray foam insulation in garage ceiling where conditioned space exists above the garage.
8.

Structure: Framed 2" x 6" and 2" x 4" walls. Wood frame construction.
9.

Air Conditioner.

PAINTING

1.

Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2.

Smooth ceilings throughout main floor, bathrooms, and powder rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

FLOORING

1.

Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in foyer, mudroom, and baths (excluding powder room) as per plan.
2.

Laminate flooring from Vendor's standard samples on main floor, (including powder room & kitchen) as per plan.
3.

Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, and second floor (including upper hallway, main and basement stairs, foyer risers and mudroom risers if applicable) including underpad.
4.

Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5.

Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1.

Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
2.

Painted walls and stipple ceiling with 4" smooth borders included.
3.

Horizontal slider windows (as per plan).

ADDITIONAL

1.

9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
2.

Mortgage survey provided at no additional cost.
3.

Garage floor and driveway sloped for drainage.
4.

Concrete garage floor.
5.

All windows installed with expandable foam to minimize air leakage.
6.

Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
7.

Concrete front porch.
8.

Architecturally pre-determined siting's and exterior colours.
9.

All drywall applied with screws, using a minimum number of nails.
10.

Garage drywalled to tape coat and gas sealing tape applied.
11.

Ductwork professionally cleaned.

WARRANTY

1.

Caivan warranty backed by Taron.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

V0 240410 Lot «LotORSuiteORUnitNumber», Model «ModelCode», Elevation «ModelElevation»

«CobuyerSignature4» «CobuyerSignature3» «CobuyerSignature2» «CobuyerSignature1» «BuyerSignature» «BuilderApprovalGroupSignatureMember3»