

OAK BAY

STANDARD FEATURES AND FINISHES TOWNHOUSES

EXTERIOR

1. Architecturally co-ordinated elevations include vinyl siding with features in other materials, as per elevation.
2. Entry-resistant framing on all perimeter doors (excluding patio doors).
3. Aluminum minimal maintenance soffit and fascia. Downspouts and eaves-trough not included.
4. Self-sealing asphalt shingles (25 year manufacturer's limited warranty).
5. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
6. White vinyl casement windows or simulated single-hung casement windows, or fixed windows all around.
7. Sliding patio door or garden door(s), as per plan.
8. All windows and patio doors to have Low E and Argon Gas, excluding entry door glazing.
9. Glazed panel in front entry door or side light(s) as per elevation.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer, as per plan (where optional, additional charge will apply).
12. Moulded steel or wood panel sectional roll-up garage doors equipped with heavy duty springs and rust-resistant track, as per elevation and vendors supplier.
13. Front yard sodded except paved areas, rear lot rough graded. (common side yard 6' or less may be finished with granular material).
14. Pressure treated wood front porch as per plan. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
15. Two exterior hose bibs, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
17. Satin Nickel type finish front door entry set, black front coach light(s) on front, as per elevation.
18. Propane tanks on end units to provide propane for all units in the block.
19. Vendor will install asphalt driveway in two stages (basecoat and topcoat) with top coat installed when construction has been completed in the sub division.

KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Purchaser's choice of laminate countertop from vendors standard colour selection
3. Colour co-ordinated kick plates to compliment kitchen cabinets.
4. Stainless steel double compartment kitchen sink with spillway. Includes chrome finish single lever faucet, as per vendor's standard specifications.
5. Stainless Steel kitchen exhaust fan with 6" duct vented to exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet or breaker supplied).

BATHS

1. Water resistant board on separate shower stall walls.
2. Purchasers' choice of cabinets and laminate countertops in all bathroom(s). (Excluding powder room). All choices from vendor's standard selection.
3. Colour co-ordinated kick-plate to compliment vanity cabinets.
4. Decorative lighting in all bathrooms and powder room.
5. Mirrors 42" high to all bathroom(s) and powder room.
6. Bathroom fixtures from vendor's standard selection.
7. White bathtubs in all bathrooms including oval style tub in Ensuite from vendor's standard selection.
8. Electrical outlet for future small appliances beside all vanities and pedestal sink include one ground fault interrupter as per plan.
9. Exhaust fans vented to exterior in all bathroom(s) and powder room.
10. Privacy locks on all bathroom and powder room doors.
11. Chrome finish washer-less faucets with pop up drains in all bathroom and powder room sinks.
12. Pedestal sink in powder room, as per plan.
13. 6" x 8" or 8"x10" ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendors' standard selection.
14. Bathroom and Powder Room accessories to include ceramic towel bar and toilet tissue holder.
15. Chrome finish pressure balance valves to all shower stalls and tub/showers as per plan.

INTERIOR TRIM

1. Stairs with Oak Treads, Oak Veneer Risers and Stringers with clear finish. Staircase picket's to be square style with clear finish. (from main to second floor, as per plan).
2. Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors if applicable.
3. Colonial 3" baseboard throughout with 3/8" profiled door stop trim in all non carpet areas.
4. Colonial trim casing on all swing doors, flat archways up to 7" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding bedroom closets with sliding doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel type finish knob handles and hinges on all interior doors in finished areas, as per plan.
7. Melamine shelving installed in all closets.
8. Mirrored sliding doors at front entry closet, as per plan.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
3. Floor drain to second floor laundry room as per plan. Raised entry may be required.

ELECTRICAL

1. 100 Amp service with circuit breaker type panel.
2. All wiring in accordance with Ontario Hydro standards.
3. One electrical outlet under electrical panel if located in unfinished area.
4. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
5. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' than span the entire room are to have switch controlled receptacle).
6. Switch controlled receptacle in family.

7. Smoke Detector installed as per Ontario Building Code.
8. Carbon Monoxide Detector on all floors where a finished bedroom is located.
9. Electronic door chime at front door.
10. 2- Cable TV finished outlets.
11. 2- Telephone finished jacks.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms, powder room and finished laundry room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic 12"x12" floor tile in powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection.
2. Laminate flooring to all finished areas on first floor from vendor's standard selection. (excluding tiled areas and unfinished area under stairs)
3. 35oz polyester Green Label approved broadloom to all finished areas on second floor with 10mm chip foam under-pad from vendor's standard selection. (excluding tiled areas).

ADDITIONAL FEATURES

1. 8' high ceilings on ground floor and 2nd floors except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x 6" exterior wall construction
3. Concrete garage floor where applicable with re-enforced grade beams.
4. All windows installed with expandable foam to minimize air leakage. (excluding basement windows).
5. Poured concrete foundation walls.
6. Tongue and groove oriented strand board subflooring screwed excluding ground floor as per plan.
7. Direct vent propane fireplace with veneer stone mantel height surround with clear finish wood veneer mantle as per plan.
8. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
9. HVAC system and ductwork sized to accommodate future air conditioning.
10. Insulation to exterior walls in conformance with Ontario Building Code.
11. Forced air High Efficiency furnace with electronic ignition, power vented to the exterior.
12. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
13. Tankless hot water heater complying with energy efficiency regulations. Tankless hot water heater is propane rental unit, direct vented or power vented to exterior. Purchaser to execute agreement with designated supplier prior to closing.
14. Thermostat centrally located on main floor.

COLOUR SELECTION AND FINISHES:

All colour and finishing selections are to be made from the Vendor's samples. The Purchaser acknowledges and agrees that colour, shade, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed may vary from the Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks, and other such products where the product manufacturer establishes the standard for such products. Nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. The Purchaser acknowledges and agrees that carpeting (if any) may be seamed in certain circumstances and said seams may be visible. The Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damages.

Note:

1. The Vendor reserves the right, at the Vendor's absolute discretion, to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than, the products and materials so listed or so provided.
2. Exterior colour selections are architecturally controlled for the purpose of providing a pleasing streetscape. The Purchaser acknowledges that the number of steps at the front and rear may vary from that shown on drawings and a door from the garage to the home may not be installed due to grading conditions and municipal requirements.
3. All illustrations are artist's concepts and all dimensions, if any, are approximate. All specifications, dimensions and materials are subject to change without notice.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
5. The Purchaser acknowledges that only the items set out in this Schedule are included in the purchase price and that any other furnishings and finishes contained in any model suite/ home or the Vendor's sales presentation centre or any collateral material are for display purposes only and are not included or are represented in the purchase price.
6. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the dwelling which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the dwelling, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in other respects this Agreement shall continue in full force and effect.
7. Specifications may change without notice. E.&O.E. May 2017.