

# Upper Vista Muskoka Features and Finishes



## EXTERIOR

1. UPPER VISTA MUSKOKA is a new home community Inspired by the sense of neighborhood House sittings and exterior colors will be architecturally coordinated.
2. Elevations as per Plans.
3. Entry-resistant framing on all perimeter doors (excluding patio doors),
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing Laminate shingles (30-year manufacturer's limited warranty).
6. 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).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around excluding basement. Vinyl windows to be colored on the outside only as per the Exterior Color Chart. Basement windows to be all white vinyl sliders if applicable, all windows as per vendor's specifications and caulked on exterior.
8. Coloured sliding patio door or garden door(s), as per plan.
9. All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio door are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer and standard hardware, as per plan. (Where optional, additional charge will apply).
13. Molded steel panel insulated sectional roll-up garage doors equipped with Heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Front and back yards sodded except paved areas {common side yard 6' or less may be finished with granular material.
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior water taps, one in front (or garage), and one at rear of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18. Brushed Nickel finish front door entry set, stone slab-style house number, black front coach light(s) on front, as per elevation.

19. Vendor will install one coat asphalt driveway.

## KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Purchaser's choice of Granite or quartz countertops from vendors standard color selection.
3. Stainless steel undermount double compartment Kitchen sink. Includes single lever pull out faucet, as per vendor's standard specifications.
4. Shut-off valve to the Kitchen sink.
5. Stainless Steel kitchen exhaust fan with 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 smart appliances.
8. Dishwasher space provided in Kitchen cabinets with rough-in wiring and drains.

## BATHS

1. Full height water resistant tile backer board in all shower stall walls.
2. Purchasers' choice of cabinets and laminate countertops in all Bathroom(s). (Excluding Powder Room & Primary Ensuite). All choices from vendor's standard selection.
3. Granite or quartz Countertops from Vendor's standard selections in Master Ensuite, as per plan.
4. Color coordinated kick-plate to compliment vanity cabinets.
5. Water efficient shower head and toilet.
6. Decorative lighting in all Bathrooms and Powder Room.
7. Beveled edge mirrors 42" high to all Bathroom(s) and Powder Room.
8. Bathroom fixtures from vendor's standard selection
9. White bathtubs in all Bathrooms including freestanding tub in Ensuite from vendor's standard selection.
10. Frameless shower enclosure, as per plan.
11. Electrical outlets for future small appliances beside all vanities and pedestal sink including ground fault interrupter as per plan.
12. Exhaust fans vented to exterior in all Bathroom(s) and Powder Room
13. Privacy locks on all Bathroom and Powder Room doors.
14. Chrome washer-less faucets with pop up drains in all bathrooms and powder room sinks.

- 15 Pedestal sink in Powder Room, as per plan.
16. Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls, from Vendor's standard selection.
17. Bathroom and Powder Room accessories to include towel bar and toilet tissue holder.
18. Pressure balance / scald preventing valves to all shower stalls and tub / showers as per plan.
19. Shut off valves for all Bathroom and Powder Room sinks.

## **INTERIOR TRIM**

1. Oak veneer stairs and railings with choice of stained or clear finish from vendor's standard color selection, for finished areas only, 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 and cold cellar doors If applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas,
4. Colonial 2 3/4" trim casing on all swing doors, flat archways up to 12" deep on Ground Floor & Upper Hallway, windows throughout in all finished areas, Foyer and Linen Closets where applicable as per plan, excluding Bedroom closets with sliding doors.
5. Brushed Nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas, as per plan.
6. Wire shelving installed in all closets.
7. 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, unfinished Basement or Unfinished Storage / Utility Room, as per plan. Shut-off valves in finished laundry room.
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. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Electrical Safety Authority standards.
4. One electrical outlet under electrical panel if located in unfinished area.

5. Electrical outlet(s) in all Bathroom(s) and Powder Room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage roll-up door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet,
8. Ceiling mounted light fixture(s) in Kitchen / Breakfast area, Den, Halls, finished Laundry Room, Family Room / Great Room, Dining Room and all Bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch -controlled receptacle).
9. Upgraded exterior light fixtures at front, side and rear of unit, as per plan.
10. Switch controlled receptacle in Living Room.
11. Decora style dimmer control in Primary Bedroom and Dining Room as per plan.
12. Smoke Detector installed as per Ontario Building Code.
13. Carbon Monoxide Detector on all floors where a finished Bedroom is Located
14. Electronic door chime at front door.
15. 2 finished Cable TV outlets,
16. 2 finished Telephone outlets.

## **PAINTING**

1. Washable low VOC latex paint on interior walls throughout finished areas. One color 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 floor tile-in Foyer, Kitchen, Breakfast area. Powder Room, Bathroom(s) and finished Laundry Room where applicable, as per plan and from vendors standard selection.
2. Engineered hardwood 3" wide, one color throughout, from vendor's standard selection on Ground Floor & Second Floor Hallway in non-ceramic areas, as per plan.
3. 40 oz Green Label approved broadloom, one color throughout. in all finished areas on Second Floor (excluding Hallway) with 4 lb. chip foam under-pad from vendor's standard selection in non-ceramic areas, as per plan.
4. Concrete basement floor with drain.

## ADDITIONAL FEATURES

1. 9' high ceilings on Ground & Second Floors except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller windows will be installed and increased where applicable. interior Faux Transoms may be installed where it is not possible to increase specified doors,
2. 2"x 6" exterior wall construction
3. Mortgage survey provided with closing document at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. All windows installed with expandable foam to minimize air leakage. (excluding Basement windows)
6. Poured concrete basement walls with drainage membrane and weeping tile.
7. Tongue and groove oriented strand board subflooring throughout screwed and glued on engineered floor Joist System
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sittings and exterior colors in conformance with applicable zoning and architectural control guidelines.
10. HVAC system and ductwork sited to accommodate future air-conditioning.
11. Ducts professionally cleaned.
12. Receptacle with USB port placed at Stop & Drop if applicable, or in the Kitchen

## ENERGY STAR PROGRAM

1. LOW E and ARGON (with insulated spacers) vinyl casement windows or simulated single-hung casement windows or fixed windows; all around excluding basement, installed with expandable foam at perimeter, caulked on the exterior.
2. insulation to exterior walls R24 in cavity +R5 continuous exterior insulation, attic space R50, full height R20 in basement walls (to within 6" of basement floor).
3. Forced air High Efficiency furnace with electronic ignition, power vented to the exterior.
4. Spray foam Insulation in garage ceiling below habitable space in addition to cantilevered areas with living Space above (R31).
5. Exposed basement ductwork to be sealed with foil tape or mastic sealant.

6. Hot water tank complying with energy efficiency regulations. Hot water tank is gas rental unit, Purchaser to execute agreement with designated supplier prior to closing.
7. Ecobee thermostat centrally located on Ground floor.
8. Heat Recovery Ventilator (HRV) installed, interlocked with furnace. (simplified system)
9. Drain Water Heat Recovery system installed as per EnergyStar guidelines.
10. Compact Fluorescent lighting / LED in all interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets. and finished Laundry Rooms as per plan.
11. Energy Star qualified exhaust fans in all Bathrooms including Powder Room (where applicable).
12. Gas Fire place includes electronic pilot as per plan.

## WARRANTY

Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

**Two Year Warranty Protection:**

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacements or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

**Seven Year Warranty Protection (Major Structural Defect):**

A major structural defect is defined by TARJON as: - a defect in workmanship, and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., September 15<sup>TH</sup>, 2021

# Upper Vista Muskoka Semi-Detached Features and Finishes



## EXTERIOR

1. UPPER VISTA MUSKOKA is a new home community Inspired by the sense of neighborhood House sittings and exterior colors will be architecturally coordinated.
2. Elevations as per Plans.
3. Entry-resistant framing on all perimeter doors (excluding patio doors),
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing Laminate shingles.
6. 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).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around excluding basement. Vinyl windows to be colored on the outside only as per the Exterior Color Chart. Basement windows to be all white vinyl sliders if applicable, all windows as per vendor's specifications and caulked on exterior.
8. Coloured sliding patio door or garden door(s), as per plan.
9. All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or light(s) as per elevation.
11. All opening windows and sliding patio door are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer and standard hardware, as per plan. (Where optional, additional charge will apply).
13. Molded steel panel insulated sectional roll-up garage doors equipped with Heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Front and back yards sodded except paved areas {common side yard 6' or less may be finished with granular material.
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior water taps, one in front (or garage), and one at rear of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18. Brushed Nickel finish front door entry set, black front coach light(s) on front, as per elevation.

19. Vendor will install asphalt driveway.

## KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Purchaser's choice of Granite or quartz countertops from vendors standard color selection.
3. Stainless steel undermount double compartment Kitchen sink. Includes single lever pull out faucet, as per vendor's standard specifications.
4. Shut-off valve to the Kitchen sink.
5. Stainless Steel kitchen exhaust fan with 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 smart appliances.
8. Dishwasher space provided in Kitchen cabinets with rough-in wiring and drains.

## BATHS

1. Full height water resistant tile backer board in all shower stall walls.
2. Purchasers' choice of cabinets and laminate countertops in all Bathroom(s). (Excluding Powder Room & Primary Ensuite). All choices from vendor's standard selection.
3. Granite or quartz Countertops from Vendor's standard selections in Master Ensuite, as per plan.
4. Color coordinated kick-plate to compliment vanity cabinets.
5. Water efficient shower head and toilet. &. Decorative lighting in all Bathrooms.
7. Beveled edge mirrors 42" high to all Bathrooms.
8. Bathroom fixtures from vendor's standard selection
9. White bathtubs in all Bathrooms.
10. Glass shower enclosure, as per plan.
11. Electrical outlets for future small appliances beside all vanities and pedestal sink including ground fault interrupter as per plan.
12. Exhaust fans vented to exterior in all Bathroom(s) and Powder Room
13. Privacy locks on all Bathroom and Powder Room doors.
14. Chrome washer-less faucets with pop up drains in all bathrooms and powder room sinks.

15. Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls, from Vendor's standard selection.
16. Bathroom accessories to include towel bar and toilet tissue holder.
17. Pressure balance / scald preventing valves to all shower stalls and tub / showers as per plan.
18. Shut off valves for all Bathroom sinks.

## INTERIOR TRIM

1. Oak veneer stairs and railings with choice of stained or clear finish from vendor's standard color selection, for finished areas only, 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 and cold cellar doors If applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas,
4. Colonial 2 3/4" trim casing on all swing doors, flat archways up to 12" deep on Ground Floor & Upper Hallway, windows throughout in all finished areas, Foyer and Linen Closets where applicable as per plan, excluding Bedroom closets with sliding doors.
5. Brushed Nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas, as per plan.
6. Wire shelving installed in all closets.
7. Mirrored sliding doors at front entry closet, as per plan.

## LAUNDRY

1. Unfinished Basement or Unfinished Storage / Utility Room, as per plan. Shut-off valves in finished laundry room.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

## ELECTRICAL

1. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Electrical Safety Authority standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all Bathroom(s) include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage roll-up door for future garage door opener.

7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet,
8. Ceiling mounted light fixture(s) in Kitchen / Breakfast area, Den, Halls, finished Laundry Room, Family Room / Great Room, Dining Room and all Bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch -controlled receptacle).
9. Switch controlled receptacle in Living Room.
10. Decora style dimmer control in Primary Bedroom and Dining Room as per plan.
11. Smoke Detector installed as per Ontario Building Code.
12. Carbon Monoxide Detector on all floors where a finished Bedroom is Located.
13. Electronic door chime at front door.
14. 2 finished Cable TV outlets,
15. 2 finished Telephone outlets.

## PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. One color 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, and finished Laundry Room, which have smooth painted ceilings.

## FLOORING

1. Choice of ceramic floor tile-in Foyer, Kitchen, Breakfast area. Bathroom(s) and finished Laundry Room where applicable, as per plan and from vendors standard selection.
2. Engineered hardwood 3" wide, one color throughout, from vendor's standard selection on Ground Floor & Second Floor Hallway in non-ceramic areas, as per plan.
3. 40 oz broadloom, one color throughout. in all finished areas on Loft Floor (excluding Hallway) with 4 lb. chip foam under-pad from vendor's standard selection in non-ceramic areas, as per plan.
4. Concrete basement floor with drain.

## ADDITIONAL FEATURES

1. 10' high ceilings on Ground Floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller windows will be installed and increased where applicable. interior Faux Transoms may be installed where it is not possible to increase specified doors,
2. 2" x 6" exterior wall construction

3. Mortgage survey provided with closing document at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. All windows installed with expandable foam to minimize air leakage. (excluding Basement windows)
6. Poured concrete basement walls with drainage membrane and weeping tile.
7. Tongue and groove oriented strand board subflooring throughout screwed and glued on engineered floor Joist System
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sittings and exterior colors in conformance with applicable zoning and architectural control guidelines.
10. HVAC system and ductwork sited to accommodate future air-conditioning.
11. Ducts professionally cleaned prior to occupancy.
12. Receptacle with USB port placed at Stop & Drop if applicable, or in the Kitchen.

### ENERGY STAR PROGRAM

1. LOW E and ARGON (with insulated spacers) vinyl casement windows or simulated single-hung casement windows or fixed windows; all around excluding basement, installed with expandable foam at perimeter, caulked on the exterior.
2. insulation to exterior walls R24 in cavity +R5 continuous exterior insulation, attic space R50, full height R20 in basement walls (to within 6" of basement floor).
3. Forced air High Efficiency furnace with electronic ignition, power vented to the exterior.
4. Spray foam Insulation in garage ceiling below habitable space in addition to cantilevered areas with living Space above (R31).
5. Exposed basement ductwork to be sealed with foil tape or mastic sealant.
6. Hot water tank complying with energy efficiency regulations. Hot water tank is gas rental unit, Purchaser to execute agreement with designated supplier prior to closing.

7. Ecobee thermostat centrally located on Ground floor.
8. Heat Recovery Ventilator (HRV) installed, interlocked with furnace. (simplified system)
9. Drain Water Heat Recovery system installed as per EnergyStar guidelines.
10. Compact Fluorescent lighting / LED in all interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets. and finished Laundry Rooms as per plan.
11. Energy Star qualified exhaust fans in all Bathrooms including Powder Room (where applicable).
12. Gas Fire place includes electronic pilot as per plan.

### WARRANTY

Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

**Two Year Warranty Protection:**

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacements or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

**Seven Year Warranty Protection (Major Structural Defect):**

A major structural defect is defined by TARJON as: - a defect in workmanship, and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., November 8<sup>th</sup>, 2021

All matter set out in this Schedule "A" are to the provisions of Schedule "1". In addition, the purchaser acknowledges that the Vendor's model homes have been decorated for public display purpose and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevation is modified where alternate floor plans selected. The Purchaser is not notified due to sidings, grading and paving conditions, roof lines may vary due to structural framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have architectural Control applied to them and that exterior architectural feature may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines.

Initials...../.....