

SCHEDULE C

OpenPlan™ 20' TOWNHOME COLLECTION

STANDARD SPECIFICATIONS

Cassette

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation. Location(s) will vary.
3. Glazed panel in front entry door or sidelight as per elevation.
4. Exterior house wrap with window tape on all exterior windows and doors.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior door hardware with deadbolt.
8. Exterior trims and railings (if applicable, as per plan) in vinyl, PVC, fiberglass or aluminum (if applicable, as per plan).
9. Exterior columns, as per plan. Material will vary.
10. House number.
11. ENERGY STAR® white vinyl casement windows to front, and sides, caulked on exterior. Basement window(s) to be oversized white egress (if applicable, as per plan).
12. ENERGY STAR® rated balcony door (as per plan).
13. Second floor balcony (as per plan).
14. Precast concrete slab walkway and steps to front door entry.
15. One exterior water tap and two exterior weatherproof electrical outlets with ground fault interrupter (water taps and outlet locations pre-determined).
16. Vendor will place an Asphalt driveway.
17. All operating windows are complete with screens.
18. Vinyl siding and clay brick with pre-finished maintenance free soffit and fascia, as per plan.
19. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed if applicable, as per plan).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of laminate countertop from Vendor's standard samples.
4. Top mount stainless steel double compartment-sink with single lever pull-down spray faucet.
5. Black hood fan vented to exterior.
6. Heavy duty receptacle for stove.
7. Dedicated electrical outlet for refrigerator, and dishwasher.
8. Openings to accommodate 30" refrigerator and 30" stove.
9. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
10. Colour coordinated kick plates to complement cabinets.

BATHS

1. Moisture resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 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.
4. Colour coordinated kick plates to complement cabinets.
5. Wall mounted light fixture 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. Wall mount sink OR oval pedestal sink (if applicable, as per plan) with single lever faucet in powder room on ground floor (as per plans).
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.
3. Washer box for finished laundry room connections as per plan.
4. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

INTERIOR TRIM

1. Knee wall with natural oak contemporary handrail on the main and basement staircase as per plan.
2. 6'8" hollow core six-panel 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. Colonial baseboard throughout, with shoe mold in all hard surface areas.
4. Colonial 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.
6. Vendor's standard interior door hardware.
7. Privacy lock on Primary bedroom door.

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 outlet.
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime.
7. One data rough-ins. (CAT 6)
8. LED Bulbs throughout.
9. Air resistant electrical boxes on exterior insulated walls and ceilings.
10. 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, locations to be determined by Vendor.
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. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

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. Sprayed stipple ceilings throughout, with 4" smooth borders, excluding bathrooms, finished laundry room, kitchen & underside of stairs, which are smooth (if applicable, as per plan).

FLOORING

1. Purchaser's choice of luxury vinyl tile flooring from Vendor's standard samples in all wet areas as per plan.
2. Purchaser's choice of 35oz carpet (including underpad) from Vendor's standard samples throughout, including main and basement stairs, foyer risers and mudroom risers (if applicable), excluding wet areas, as per plan.
3. Engineered floor joist system.
4. Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
3. Painted walls and stipple ceiling with 4" smooth borders included.

ADDITIONAL

1. Approximately 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. All windows installed with expandable foam to minimize air leakage.
4. Concrete foundation walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls.
5. Concrete front porch.
6. Architecturally pre-determined siting and exterior colours.
7. All drywall applied with screws, using a minimum number of nails.
8. Ductwork professionally cleaned.

WARRANTY

1. Warranty backed by Tarion.

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. Any item referenced "per plan" shall only be included if shown on floor plan.

V240529

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

«CobuyerSignature4»

«CobuyerSignature3»

«CobuyerSignature2»

«CobuyerSignature1»

«BuyerSignature»

«BuilderApprovalGroupSignatureMember3»