

SCHEDULE C

ORLÉANS VILLAGE – SUMMIT SERIES

STANDARD SPECIFICATIONS

EXTERIOR FEATURES

- Architectural laminated shingles with limited lifetime manufacturers warranty.
- Exterior light(s). Location(s) will vary.
- Exterior house-wrap with window tape on all exterior windows and doors.
- Ice and water shield membrane in valleys at eave overhang except at roofs with unheated space below.
- ENERGY STAR® insulated front door, with exterior vinyl clad frame and interior wood jamb, as per plan.
- Vinyl siding and clay brick with pre-finished maintenance free soffit and fascia, as per plan.
- Exterior columns in vinyl, PVC, fiberglass, aluminum, brick, stone veneer, or combinations of these (if applicable, as per plan) as per Vendor's specifications.
- Unit number(s).
- Exterior door hardware with deadbolt.
- ENERGY STAR® rated vinyl casement or awning windows to front, sides and rear elevations caulked on exterior. Lower residence may have sliders, as per plan.
- ENERGY STAR® rated patio door with exterior vinyl clad frame and interior wood jamb with transom, as per plan.
- All operating windows are complete with screens.
- Exterior rails, as per plan.

KITCHEN

- Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" cabinetry doors included.
- Purchaser's choice of cabinet hardware from Vendor's standard samples.
- Purchaser's choice of backsplash from Vendor's standard samples.
- Purchaser's choice of granite countertop from Vendor's standard samples.
- Undermount stainless steel double-compartment sink with single lever pull down spray faucet.
- Hood fan vented to exterior.
- Heavy duty receptacle for stove.
- Dedicated electrical outlet for refrigerator, stove and dishwasher.
- Colour coordinated kick plates to complement cabinets.
- USB receptacle at counter level.

BATHS

- Moisture resistant drywall to be installed to walls of tub/shower combinations, as per plan.
- Water resistant drywall to be installed in walk-in showers, as per plan.
- Choice of 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower & walk-in shower enclosure walls, as per plan.
- Purchaser's choice of cabinets for vanity in main bath and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
- Colour coordinated kick plates to complement cabinets.
- Wall mounted lights in all bathrooms and powder room.
- Shower rod at tub shower enclosures and walk-in showers, as per plan.
- Privacy locks on all bathroom doors.
- Cabinetry with top mount oval sink and single lever faucet in all full bathrooms.
- Oval pedestal sink with single lever faucet in powder room.
- Polished edge mirrors in all baths.
- Plumbing fixtures in chrome finish and water efficient toilets.
- Pressure balance valves to all showers.
- Hot and cold water shut off valves at all sinks.

LAUNDRY

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

INTERIOR TRIM

- Kneewall and natural oak contemporary handrail on staircases as indicated on plan. Natural oak nosing if applicable.
- 6'8" hollow core interior passage doors throughout (excluding all sliding closet doors). Doors beneath sunken landing conditions or bulkheads may have a reduced height based on grade.
- Flat baseboard throughout, with shoe mold in all hard surface areas.
- Flat casing trim on all swing doors, (sliding closet doors excluded) and windows throughout finished areas where applicable as per plan.
- White melamine shelving in all closets, satin nickel interior door hardware.

ELECTRICAL

- Ground fault interrupter protection in all bathrooms and powder room, as per plan.
- All wiring in accordance with Electrical Safety Authority standards.
- 100-amp service with circuit breaker type panel.
- Light fixtures throughout predetermined, as per plan.
- Smoke/Carbon Monoxide Detectors as per OBC requirements.
- Electronic door chime.
- One data rough-in (CAT 6).
- LED Bulbs throughout.
- Exterior light fixture at patio door, as per plan.
- Air resistant electrical box on exterior insulated walls and ceilings.
- Decora style switches throughout.

HEATING/INSULATION

- Premium HVAC rental system. Includes Air Handler system, High-Efficiency tankless hot water heater, Ecobee premium smart thermostat with air quality sensor, Air Conditioner & ERV (Energy Recovery Ventilator) interlocked with bathroom exhaust and Air Handler system.
- Insulation in attic and walls which meets or exceeds OBC requirements.
- Structure: Framed 2 x 6 and 2 x 4 walls. Wood frame construction.

PAINTING

- Interior walls to be painted with matte premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- Smooth ceilings throughout main floor, laundry, underside of staircases, bathrooms, and powder rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

FLOORING

- Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in main bath & laundry room (excluding powder room), as per plan.
- Wide plank laminate flooring from Vendor's standard samples on main floor, (including powder room, kitchen, and entry), as per plan.
- Purchaser's choice of 35oz carpet from Vendor's standard samples in standard bedrooms, staircases, and hallways, including underpad.
- Engineered floor system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- Concrete in all unfinished areas on lower floor of lower residence.

ADDITIONAL

- 9'0" high ceiling on main floor, 8'0" high ceiling on lower floor of lower residence and upper floor of upper residence, (excluding bulkheads and dropped ceilings where required for mechanical).
- All windows installed with expandable foam to minimize air leakage.
- Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior lower floor walls.
- Shared concrete front porch.
- Architecturally pre-determined sitings and exterior colours.
- All drywall applied with screws, using a minimum number of nails.
- Ductwork professionally cleaned.
- Dedicated surface parking spot.

WARRANTY

- Caivan 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.

V241030 Lot «LotORSuiteORUnitNumber», Model «ModelCode», Elevation «ModelElevation»

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