

SCHEDULE “A”

EXTERIOR FEATURES

1. Gold Park’s executive custom elevations, both traditional and contemporary, feature architecturally inspired exteriors which include genuine clay brick, stone, Hardie board & trim accents, decorative columns, pre-cast detailing such as: keystones, banding, sills, as per plan and elevation
2. Pre-Packaged Professionally Selected, exterior colour schemes from Builder’s selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community.
3. Covered front entries and porches & portico, as per plan.
4. Laminated asphalt shingles with thirty (30) year manufacturer’s warranty and accenting metal roof detail, as per elevation.
5. Pre-finished maintenance-free, eavestrough, fascia, downspouts and siding, as per plan and elevation.
6. Superior - thermal insulated fiberglass front entry doors, approx. 8 foot tall with sidelites and transoms, as per elevation.
7. Oversized ground floor windows, as per applicable plan.
8. Satin finish grip set with deadbolt lock as per elevation.
9. Exterior cast aluminum coach lights on front elevation, as per applicable plan.
10. Maintenance-free colour-coordinated vinyl casement (low-e) windows (fixed/operators) throughout (with the exception of basement windows). All operating windows have screens. All basement windows are vinyl sliders.
11. Patio Doors or Garden door in breakfast area/ family room/ morning room/ dining room/ cabana/ or master bedroom, as per plan.
12. Premium quality insulated, roll-up garage doors equipped with decorative glass inserts, as per plan and elevation.
13. Two (2) hose bibs (one in garage, one at the rear of the home).
14. Fully sodded front, rear and side yards. As per approved grading plans.
15. Patterned pre-cast patio slab walkway to front door and patio walkout at rear.
16. Poured concrete front porch, as per applicable plan.
17. Poured concrete garage floor with reinforced grade beams.
18. Vendor to provide a two (2) coat asphalt paved driveway (base and finish coat). Base coat asphalt surface to be paved within eighteen (18) months of closing and the top coat to be completed within the next calendar year. Vendor not responsible for minor settlement.
19. Tandem garage, or extra deep garage, as per plan.

INTERIOR FEATURES

20. Oak stairs, handrails, and choice of metal or oak pickets from main floor to basement and from main to second floor as per model. Includes sunken areas as per plan and grade.
21. Coffered ceilings, open to below areas and finished lower landings, as per plan.
22. Two-paneled flat Carrara molded interior passage doors with lever handles - nickel finish interior door hardware.
23. Fully trimmed painted flat arches on the ground floor, as per plan.
24. Trimmed painted half walls, as per plan.
25. 5-1/4" Colonial baseboards in finished areas with shoe-mold in all tiled and standard hardwood floor areas.
26. 3" Colonial casing on doors, and windows throughout all finished areas, as per plan.
27. SOARING 10 FT. CEILINGS on ground floor and 9 ft. ceilings on 2nd floor or lofts, EXCEPT WHERE PRECLUDED BY BULKHEADS.
28. Master bedrooms complete with ensuite & walk-in closets, as per plan.
29. Direct vent gas fireplace with Mediterranean inspired design single sided precast limestone type mantel, as per plan (from builder’s standard selection).
30. All drywall applied with screws, using minimum number of nails.
31. Entire garage to be drywalled, taped and prime painted including the ceiling, excluding exposed concrete walls.
32. Interior walls to be painted with 2 coats of premium quality latex paint for ground, main and second floors. Purchaser’s Choice of one colour throughout, from builder’s samples. Interior Doors and Trim to be painted white.
33. Smooth ceilings throughout ground floor, all bathrooms, powder room and laundry, sprayed stippled ceiling with 4” borders throughout second.

QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

34. Structurally sound 2” x 6” exterior wall construction.
35. 3/4” tongue and grove sub-floor, bonded, screwed with joints sanded.
36. High performance Engineered “I” joist flooring system, or to O.B.C. specifications.
37. 3/8” Roof plywood sheathing.
38. R31 sprayed foam insulation to garage ceilings & overhangs with livable areas above.
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40. Attic insulation to be R60.
41. R20 insulation to be installed within 8” above basement slab in the basement area. Note: Basement walls are not strapped.
42. All window and entry door frames are caulked with premium polyurethane sealant or equivalent.
43. Aluminum railings for both porches and balconies (where required by Building Code) and decorative applications, and as per plan.
44. Poured concrete basement walls with heavy duty damp proofing, DRAINAGE MEMBRANE SYSTEM and weeping tile.
45. Direct vent Gas high-efficiency forced air furnace complete with electronically commutated motor (ecM) installed, power vented to exterior, ducting sized for future air conditioning. Note: furnace LOCATION MAY VARY FROM PLAN.
46. All homes are equipped with an (HRV) heat recovery ventilator (simplified installation).
47. High-efficiency gas fired hot water heater on a rental basis power vented to exterior. (Purchaser must execute Rental Agreement with natural gas/tank provider).
48. Cold cellar in basement, complete with floor drain, door, light and exterior vent, as per plan.
49. Professional duct cleaning before occupancy.
50. Energy saving programmable thermostat centrally located on ground floor.
51. Barbeque gas line to rear of home complete with shut-off and quick connect, location determined by Goldpark.

FLOORING FEATURES

52. 4-1/8” x ¾” wide plank pre-finished engineered oak hardwood flooring throughout ground floor including standard-oak-stair landings and upper hall, excluding all tiled areas, as per vendors standard selections, as per applicable plan.
53. Choice of imported porcelain floor tile in foyer, kitchen, breakfast area, powder room, all bathrooms, and shower areas from builder’s standard samples, as per model and as per plan.
54. 40 oz. quality broadloom with ½” chip foam under pad in all bedrooms and non-tiled second floor areas (2-storey models and bungalow lofts), as per model, as per applicable plan.
55. Metal Transition Lip where ceramic floor abuts other flooring.

KITCHEN FEATURES

56. Choice of quality designed cabinets, with a bank of drawers, from Builder’s standard samples.
57. Extended upper cabinets, as per plan.
58. Extended fridge upper cabinet complete with larger gable end(s), as per plan
59. Kitchen pantry, as per plan.
60. Kitchen islands with extended breakfast counter, as per plan. Colour coordinated kick plates to compliment cabinets.
61. Granite countertop with square eased edge, from Builder’s standard samples.
62. Double bowl stainless steel undermount sink with chrome pull down faucet.
63. Rough-In electrical and plumbing for future automatic dishwasher, with open space in cabinetry.
64. Deluxe stainless steel kitchen exhaust fan over stove vented to exterior.
65. Heavy-duty receptacle for future stove.
66. Dedicated electrical outlet for future refrigerator.
67. Split electrical outlets at counter level for small appliances.

BATHROOM AND LAUNDRY FEATURES

68. Denshield Board used on tub and shower enclosure walls.
69. Choice of quality cabinetry and elegant silestone countertops with under-mount china sink from Builder’s standard samples.
70. Vanities to have a top drawer or bank of drawers on double sink vanities, where size permits.
71. Powder rooms to feature choice of quality cabinetry and elegant silestone countertop with under-mount china sink as per applicable plan
72. Colour coordinated kick plates to compliment cabinets.
73. Ensuite bath off Master Bedroom with elegant soaker, or corner oval, or freestanding tub and separate shower, where indicated, as per plan.
74. Energy efficient water saver shower heads and toilet tanks.
75. Mirror installed over length of vanities in bathrooms and powder rooms
76. Make-up counters, as per plan.
77. White bathroom fixtures from Builder’s standard samples.
78. Single lever Moen chrome faucets with pop-up drains in all Bathroom and powder room vanities.
79. Porcelain tile floors in Master Ensuite Tub Apron and Deck, as per plan, from Builder’s standard samples.
80. Framed glass shower enclosure with glass shower door, tile applied to wall areas complete with quartz sill in Master Ensuite, as per plan
81. All shower enclosures complete with tiles on walls, separate light and switch, as per plan.
82. All shower areas to receive pressure balance temperature control valves.
83. Exhaust fans vented to exterior in all Bathrooms and laundry room, complete with separate light and switch.
84. Laundry room to feature base cabinet with laminate countertop with built-in single compartment laundry tub, as per applicable model.
85. Drain and water connections, with dedicated electrical outlet for future automatic washer machine.
86. Heavy Duty electrical outlet and outside vent for future dryer.
87. Included 3 piece plumbing rough-in for future bathroom in the Basement, location as per plan.

ELECTRICAL FEATURES

88. 200 AMP electrical service with circuit breaker panel (labeled) and all copper wiring.
89. White Decora switches and plugs throughout.
90. Interior Light Fixtures throughout, excluding living room (to have controlled wall outlets).
91. Modern light fixtures in upper and main hall areas.
92. Two (2) exterior weatherproof electrical outlets with GFI ground fault interrupter, one at the front of the home, one at the rear of the home.
93. Holiday receptacle in exterior soffit above garage area complete with wall switch control.
94. Light fixture provided adjacent to or above exterior door, excluding Juliet door, as per plan.
95. Three (3) electrical outlets in garage, two in the ceiling, for future garage door openers, as per plan.
96. Electrical outlet in unfinished area of basement by electrical panel.
97. Elegant lighting in all bathrooms and powder room above basin(s), as per plan.
98. GFI - Ground fault interrupter protection in all bathrooms and powder room.
99. GFI – Ground fault interrupter
100. RG6 high speed cable TV / internet rough-in outlets in Family room, Master bedroom and Den.
101. CAT5 wiring for telephone rough-in outlets in Kitchen, Family room and all bedrooms, as per plan.
102. Electrical door chime installed.
103. Interconnected electrical smoke detectors hard wired into the electrical system, one (1) on each floor including basement and one (1) in each bedroom, as per O.B.C.
104. Direct wired carbon monoxide smoke detector located in the upper hall, as per O.B.C.
105. Rough-in security wiring, to all basement, main, ground floor doors and windows, includes rough-in wiring for future 1 motion detector and 1 future keypad, locations to be determined by the Builder.
106. Rough-in central vacuum system with all pipes dropped into garage, for easy future finishing.

WARRANTY

Included in the “Lot Premium”, where a “Walk-Out Deck” is required due to grade conditions, larger vinyl windows in the rear basement shall be installed and a wood deck (approx. 6’ x 8’) with stairs to grade shall be installed at the rear patio and or garden door of the ground level.

Included in the “Lot Premium”, where a “Lookout Basement” is required due to grade conditions, oversized vinyl windows in the rear basement shall be installed and a wood deck (approx. 6’ x 8’) with stairs to grade shall be installed at the rear patio and or garden door of the ground level.

Included in the “Lot Premium”, where a “Walkout Basement” is required due to grade conditions, installed shall be a basement patio door at the rear of the basement, full size rear basement vinyl windows, additional brick, framing, insulation, an additional light and electrical outlet. Also included shall be a wood deck (approx. 6’ x 8’) installed at the rear patio door of the ground level.

Styles, materials, location of features, grade heights, door swings and specifications are subject to site, industry and Municipal conditions and may vary. The Vendor reserves the right to substitute materials with that of equal or better quality and make modifications with respect to such conditions. Dimensions and measurements are approximate and may vary within industry accepted tolerances from the actual.

All illustrations are Artists’ Concept. Plans, dimensions and specifications are subject to change at the discretion of the Vendor. All dimensions are approximate. E & O.E.