

SCHEDULE "A-1 - 30' AND 36' DETACHED STANDARD FEATURES

Lot #: 58 Phase: Wood 2 Plan: Model: Bartley (36-1) Elev A

Havelock Corners

QUALITY EXTERIOR CONSTRUCTION

- Heritage-inspired front elevations, including: CLAY BRICK WITH HORIZONTAL SIDING 1. Choice of HIGH QUALITY CERAMIC TILE, minimum 12" x 12", from Builder's standard selection, IN ENTRANCE FOYER, KITCHEN, BREAKFAST AREA, POWDER ROOM, LAUNDRY ROOM (main per plan), MASTER ENSUITE FLOOR, SOAKED OR CORNER TUB DECK (as per plan) and ALL BATHROOM FLOORS, as per plan.
- All exterior elevations and colour schemes, including brick selection, are Architecturally Controlled as part of pre-selected exterior colour packages.
- PORCHES WITH MAINTENANCE-FREE RAILINGS (only where required by grade), per 2. applicable elevation. Fibreglass Exterior Columns, Painted Per Applicable Exterior Colour Package.
- MAINTENANCE FREE, LOW E ARGON VINYL WINDOWS AND SLIDING DOORS, with sealed thermopane glass panels.
- CASEMENT WINDOWS THROUGHOUT main and second floor. Basement windows are LAUNDRY ROOM sliders. All operable windows are pre-designated by the builder and will have screens. Some 1. front and side elevation palladium, transom, octagon and other accent windows to be faux black 2. glass, as per elevation.
- RAISED PANEL, CARRIAGE STYLE SECTIONAL GARAGE DOORS with window inserts 4. and paint finish, as per elevation. Colour of individual doors Architecturally Controlled as part of pre-selected exterior colour packages.
- Lot to be fully sodded (including boulevard).
- PAVED DRIVEWAY
- Two exterior water taps with interior shut-off.
- Two exterior weather-proof electrical outlets with ground fault wiring. One outlet to be located near front entrance and equipped with interior switch. The second outlet, will be located at the rear of the house and is not switched.
- Community to have paved roads, curbs, storm and sanitary sewers.
- Garage floor to be poured concrete with steel reinforcing.
- Pre-finished, maintenance-free soffits, fascia, eavesstroughs and down pipes as per elevation.
- 3/8" plywood roof sheathing.
- Self-sealing asphalt shingles.
- Steel-beam construction in basement.
- Basement walls are poured concrete with damp proofing system. Exterior drainage membrane 11. provided at basement area and weeping tiles for additional protection against basement leaks.
- Basement floor to be poured concrete.
- Upgraded, insulated and embossed front entry door with glass insert, sidelights and/or transom 14. windows, as per plan.
- All exterior doors are insulated non-warp metal doors with energy-efficient weather stripping and 15. dead-bolt lock.
- Elegant pewter-finish grip set on front door.
- Precast concrete slab walkway from driveway to main entrance door. Any applicable rear patio HOME COMFORT 1. High efficiency gas-fired forced air furnace with electronic ignition.
- HEAT RECOVERY VENTILATOR (HRV).
- Energy efficiency gas-fired hot water tank (Purchaser to enter a rent-to-own agreement with Supplier at Closing).
- GAS FIREPLACE with White Painted Mantel, as per plan.

GENERAL INTERIOR CONSTRUCTION

- All framing in accordance with Ontario Building Code and local municipal requirements. Construction of homes inspected at specified stages by municipal officials.
- All exterior walls of habitable areas constructed with 2" x 6" framing.
- Professionally engineered roof trusses, as per plan.
- 5/8" TONGUE AND GROOVE OSB SUBFLOORS, SANDED AT JOINTS AND SCREWED. 1. All insulation as per Ontario Building Code; Exterior walls of habitable areas insulated to a rating 2. of R22; Roof of habitable areas insulated to a rating of R50; basement walls insulated with R-12 insulation (Full Height, 12 inches above basement floor).
- 36" Designs - 9' MAIN FLOOR CEILINGS. Includes extended interior door heights, extended height kitchen upper cabinets, transom above front door and window per plan, rear patio doors and/or rear French or Garden Doors, per plan. (NOTE 8' Main Floor Ceiling on 30' Designs).
- VAULTED AND COFFERED CEILINGS, as per plan.
- Ceiling heights may vary from standards noted above, in those areas where ceilings must be dropped to accommodate mechanical and/or structural systems, or where determined by the Vendor's architect (such as coffered ceilings).

KITCHENS

- LAMINATE KITCHEN COUNTER TOPS, in a selection of colours, based on Builder's samples.
- DOUBLE COMPARTMENT LEDGEBACK STAINLESS STEEL SINK.
- SINGLE LEVER FAUCET WITH VEGETABLE SPRAY.
- White exhaust hood fan over stove, vented to exterior.
- Choice of cabinets in a variety of colours and styles, from Builder's samples.
- Electrical outlets for stove, fridge and countertop appliances as per Ontario Building Code TARIION WARRANTY CORPORATION COVERAGE 1. Seven years: MAJOR STRUCTURAL DEFECTS.
- Two years: PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE.
- One year - ALL OTHER ITEMS
- Purchaser agrees to pay the TARIION warranty enrollment fee on closing as an adjustment.

BATHROOMS

- SEPARATE SHOWER STALL with shower curtain rod in Master Ensuite, as per plan.
- OVAL SOAKER TUB, CORNER TUB or SOAKER TUB in Master Ensuite, as per plan.
- Bath tub enclosures and shower stalls to be in HIGH QUALITY 6" x 8" CERAMIC TILES from 2. Builder's samples. Soaker and corner tub, skirts, deck and surrounds finished in a minimum of 12" x 12" ceramic wall tile.
- Standard white bathroom fixtures from Builder's samples to include: towel bar, toilet tissue dispenser and soap dish (soap dish excluded in Powder Room).
- SINGLE LEVER FAUCETS in all vanities, shower controls with built-in balance regulators.
- Choice of vanity cabinets and laminate counter tops from Builder's samples.
- OVERSIZED MIRRORS IN ALL BATHROOMS AND POWDER ROOM.
- POWDER ROOM VANITY (not a pedestal sink) as per plan.

INTERIOR FINISHES

- 2 1/2" COLONIAL CASING AND TRIM FOR ALL DOORS AND WINDOW OPENINGS, 3 7. 1/4" COLONIAL BASEBOARD. ¼ round installed on all hard surfaces.
- SERIES 800 COLONIAL STYLE INTERIOR DOORS, including closets, as per plan.
- BRUSHED NICKEL DOOR HARDWARE, HINGES AND KNOBS. All bathrooms to have privacy locks.
- OAK STAIRS, RAILING, NOSING, PICKETS AND STRINGERS, in NATURAL FINISH.
- ELEGANT FULL HEIGHT OR HALF COLUMNS, as per plan.
- TRIMMED OPENINGS on main floor as per plan (excluding rounded arches).
- Terms "as per elevation" or "as per plan" refer to illustrations provided in marketing documentation.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE E. & O. E.

July 17/13

Date

Purchaser - KYLE RIDER

Purchaser - SARAH RIDER

Vendor : Thames Developments (2011) Ltd.

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