

SCHEDULE "D"

BHC-07005

UNIT FEATURES 8 PLEX CONDOMINIUM Quality Appointments

mathew macmillan
Neptune I - 2 Bedroom
Close - July 26/07

Custom Quality Construction

- Superior 2 x 6 wood exterior construction
- Exterior walls are insulated to R20, ceilings to R32 and basement walls to R12
- Thermopane fixed vinyl casement windows at front and sliding thermopane windows at sides and rear as per plan. All opening windows are screened.
- Internal grills on all window elevations
- Precast concrete sidewalks
- Foundation exterior wrapped with superior drainage membrane to protect water penetration
- Tongue and groove sub flooring screwed to floor joists
- Energy efficient design - 7'6" ceiling height
- Entire block sealed on exterior walls with heavy duty vapour barriers
- QUALITY thermal pane sliding patio door as per specified plan.
- Exterior architecturally controlled colour selections by the Builder.

Spectacular Interior Finishes

- Premium Quality 40 ounce carpet and 1/2 inch underpad
- Quality vinyl floors from builder's standard samples as per plans and specifications
- Natural oak stair railings on main level (Natural finish).
- All interior walls & trim, primed and painted white.
- Smooth finished ceilings in kitchen and bathrooms and stippled ceilings throughout main and second floors
- Series 800 colonial doors and trim
- Quality sliding closet doors
- Colonial baseboard and trim for doors and window casings throughout
- Polished brass interior hardware and door knobs
- Superior quality Kitchen Cabinets and Vanities as per builder's samples
- Plastic laminate contoured kitchen counter and vanity tops

Kitchens

- Purchaser's choice of deluxe cabinetry with laminate contoured countertops from builder's samples
- Double stainless steel kitchen sink with single levered tap
- Exhaust hood fan over stove area, vented to exterior
- Dedicated electrical outlet for refrigerator
- Dishwasher rough in provided includes electrical and plumbing only. Hook-up not included
- Split electrical outlets at counter level for small appliances

Bathrooms

- Purchaser's choice of deluxe cabinetry with laminate contoured countertops from builder's samples
- Main washroom to have tub enclosure with ceramic tile 6 x 8 standard to ceiling height as per plan
- Mirror full width of vanity in all bathrooms
- Single lever washer less bathroom taps
- Privacy locks on all bathroom doors
- Exhaust fans vented to exterior in all bathrooms
- Positemp pressure / temperature balance valves for all showers
- Strip lighting in all bathrooms and powder room
- Ceramic Bathroom accessories to include: towel bar, tissue dispenser, soap dish

Electrical and Plumbing

- 100 amp electrical service with circuit breakers
- Copper wiring throughout
- White switches and receptacles throughout
- Bell chime at front door
- Smoke detectors on all levels with combined smoke and carbon monoxide detector at bedroom level
- Brass exterior light fixtures
- Heavy duty plug for stove and dryer installation
- Hot and cold laundry taps provided for washer installation
- Laundry tub

Heating and Air Conditioning

- Forced air HIGH EFFICIENCY gas furnace
- HIGH EFFICIENCY Gas water heater (on rental basis)
- Rough in central air conditioning (duct sized for future air and extra thermostat wire run)

Exterior Details

- Fully sodded and landscaped around building and amenity areas
- Paved Parking
- Quality "Long Life" genuine full CLAY BRICK
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts
- Metal insulated front entry door with weather stripping and deadbolt lock
- Self sealing high grade asphalt shingles, with 20 year warranty
- Pressure treated wood decks as per plan

Technology Rough In

- 2 Cable outlets
- 2 Telephone jacks

Pratt Commitment

- Ontario New Home Warranty Fee (Taron) paid by Pratt Homes
- Water meter installation fee paid by Pratt Homes
- Gas Meter Installation Fee paid by Pratt Homes
- All Education Levies paid by Pratt Homes
- All Lot Levies paid by Pratt Homes
- Enrollment in "MyPrattHome.ca"

FLOOR PLANS, PRICES AND STANDARD FEATURES SUBJECT TO CHANGE
A.E. & O.E.

(705) 733-0300 1-800-298-9906
www.pratthomes.ca

EXTRAS INCLUDED IN PURCHASE PRICE:

- ① FIVE APPLIANCES AS PER BUILDER'S STANDARD SAMPLES
FRIDGE, STOVE, WASHER, DRYER, DISHWASHER
- ② CERAMICS IN ENTRY LEVEL, MAIN WASHROOM, AND KITCHEN
- ③ MIRROR SLIPERS IN BOTH BEDROOMS.

