

Schedule "F"
FEATURES & FINISHES

Exterior

- 1) Elegant designs featuring architectural elements of Stone, Stucco, Precast moldings, and Cedar Shake replica siding. Front elevations are enhanced with large columns, steeper roof peaks and numerous windows to allow for maximum curb appeal.
- 2) Front, side and rear yards to be leveled and graded with sod.
- 3) Driveway to be paved.
- 4) Self-sealing shingled roof. (Limited Lifetime Manufacturer's warranty)
- 5) Aluminum soffits, fascia and eaves.
- 6) Exterior walls to be constructed with 2"x 6" studs with clay brick and siding and stucco.
- 7) Energy Star casement windows throughout. All openings have screens.
- 8) Exterior basement walls to be constructed with poured concrete.
- 9) Premium quality long or short panel embossed steel sectional garage door.
- 10) Sliding door or Patio doors as per plans at rear of house.
- 11) Two exterior hose bibs to be installed, one in garage and one in rear yard or near Kitchen site.
- 12) Three exterior electrical outlets installed, one in garage, one at the front porch and one at rear door of house.
- 13) Sprayed foam insulation in garage ceilings and overhangs with livable areas above.
- 14) Quality painted metal insulated front entry door with sidelights (as per front elevation) and antique grip set with deadbolt.
- 15) Poured concrete garage floor with reinforced rebar.
- 16) Heavy duty damp proofing and upgraded drainage membrane against basement walls.

Interior

- 17) (9) foot interior main floor ceiling. (8) foot second floor ceilings.
- 18) Walls and ceiling to be constructed with half-inch drywall.
- 19) California knockdown Sprayed ceilings throughout except washrooms, laundry area and kitchen.
- 20) Walls and smooth ceilings to be finished with two coats of paint. Wood surfaces to have a natural finish.
- 21) Insulation in walls and ceilings to conform to present regulations at the date of the building permit.
- 22) Bedrooms, upper hallways and dens to be broadloom from builders samples including Berber.
- 23) Interior doors to be selected from builders samples.
- 24) Decorative Gas Fireplace with Desozio custom mantel included with all plans.
- 25) Colonial trim casing ("2-3/4") with mitered corners and baseboard ("4").
- 26) Entrance, Kitchen and main floor hallway to be imported ceramic or porcelain tiles as per plan.
- 27) Bathroom and laundry room floors to be imported ceramic or porcelain tiles as per plan.
- 28) Kitchen cabinets to be selected from builder's samples.
- 29) All kitchens come with bottom valance molding included.
- 30) A set of 3 pot drawers is included in kitchen layout as per plan.
- 31) Space saver provisional cabinet for microwave above the stove.
- 32) Bathroom vanities to be selected from builder's samples.
- 33) Modern 2 piece bathroom accessories for towel bar and toilet paper holder.
- 34) Large tiled 6 foot soaker tubs in ensuite (as per plans size permitting).
- 35) One piece acrylic tub and shower enclosure in main bath.
- 36) All vanities to have modern delta faucets.
- 37) Beautiful pedestal sinks in all powder rooms.
- 38) Formica or arborite counter tops from builder's sample in bathrooms as per plan.
- 39) Dishwasher space provided includes electrical and plumbing rough in for future hook-up.
- 40) Bathroom fixtures from builder's samples.
- 41) Kitchen countertop to be granite from builders samples (level 1) with double stainless steel sink.
- 42) Single laundry tub.
- 43) Basement interior walls to be insulated according to building code at time of building permit.
- 44) 100 amp electrical service to be installed.
- 45) Receptacle for electrical stove to be installed.
- 46) Vent for dryer to be installed.
- 47) Forced air, high-efficiency gas furnace.
- 48) Rented, gas hot water heater and HRV unit.
- 49) Exterior standard insulated steel door from garage to house where grade permits.
- 50) Door chimes to be installed.
- 51) 3-1/4" pre-finished hardwood included from builder sample in dining room, family room as per plan.
- 52) Tongue and groove 3/4" sub-flooring, glued, nailed, sanded and screwed.
- 53) Upgraded pewter interior doorknobs.
- 54) Choice of custom Oak colonial or square spindles.
- 55) Oak or veneered stairs and stringers from main floor to upper level and on stairs from main level to lower landing as per plans.
- 56) Receptacle for dryer to be installed.
- 57) Vendor to provide rough-in for four (4) cable lines and four (4) cat-e5 lines. (wiring only) in Pre-determined locations.
- 58) Roughed in alarm and central vac. Rough in's may not be piped into garage but will be accessible for future completions.
- 59) Cold storage room and door as per plan for singles only.
- 60) Purchaser's choice of one paint colour from vendor's selections.
- 61) Smoke detectors and carbon monoxide detectors as per ESA-OBC.
- 62) Roughed-in bathroom in basement.
- 63) Contemporary wire shelving throughout entire house.