

## Exterior

- All exterior colours are architecturally controlled and coordinated.
- Architecturally designed elevations with stucco, stone, clay brick, stone accents, staccato board, polymer shakes, siding, and other accent details in other materials as per model type (actual detailing may vary from artist's concept and subject to grade conditions).
- Self-sealing quality shingles from Vendor's pre-determined colour schemes.
- Maintenance free aluminum soffit, fascia, eavestrough, and downspouts.
- Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding basement windows).
- Metal insulated front entry door (+/-) 6'-8" with transom if required, as per elevation.
- Metal insulated flat slab (+/-) 6'-8" door from house to garage, if grade permits, with safety door closer, as per plans.
- Patio slider(s) at rear; where applicable, as per plans.
- Sectional roll-up garage door(s) with decorative windows (glazing), as per plans.
- White vinyl (+/-) 30" x 16" basement windows as per plans (except cold cellar).
- Two (2) exterior hose bibs (one in garage and one at rear).
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- Black exterior light fixtures; where applicable, as per plans.
- Where grading requires a deck, the Vendor will provide pressure treated decking and black aluminum railing, with stairs to grade as required.
- Poured concrete front porch with poured in place or precast front entry steps; number of risers vary based on grading.
- Fully sodded lot, except paved areas. (common side yard 6' or less may be finished with granular material).
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

## Kitchen

- Purchaser's choice of Group 1 cabinets from Vendor's standard samples.
- Group 1 laminate countertops from Vendor's standard samples, as per plans.
- Breakfast bar and island, where applicable; as per plans.
- Taller height upper cabinets, as per plans.
- Drop-in double bowl stainless steel sink with single lever pull-out faucet.
- Shut-off valve to kitchen sink.
- Dishwasher space provided with rough-in wiring and drain, as per plans (no cabinet or appliance supplied).

## Baths

- Purchaser's choice of Group 1 cabinets, from Vendor's standard samples in all washroom(s); where applicable, as per plans.
- Group 1 laminate countertops from Vendor's standard samples, as per plans.
- Pedestal sink in powder room(s); where applicable, as per plans.
- Single lever chrome faucets with pop-up drains in all washroom(s), as per plans.
- Purchaser's choice of Group 3a - (+/-) 12" x 24" floor tile in all washroom(s), as per plans.
- Purchaser's choice of Group 1- (+/) 8" x 10" wall tile for tub/shower enclosures and separate shower stalls from Vendor's standard selection, as per plans.
- Chrome three-piece Roman tub faucet in all primary ensuite soaker tubs.
- Shower stall floors to have (+/-)2" x 2" tile as per Vendor's standard samples, where applicable, as per plans.
- Mirror(s) in all washroom(s) and powder room, as per plans.
- Acrylic skirted tub in all washroom(s) excluding primary ensuite, as per plans.

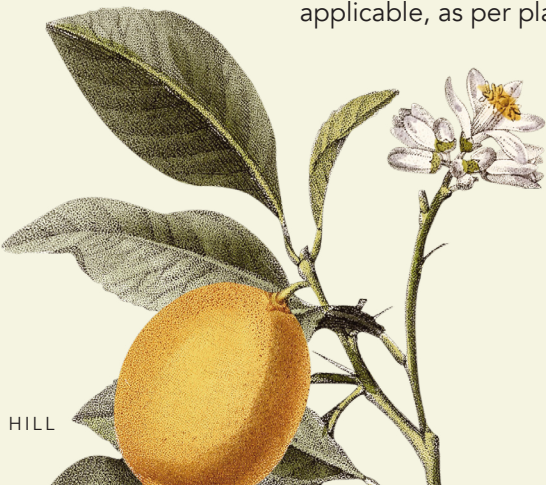
- Drop-in tub in primary ensuite with tile deck, as per plans.
- Framed primary ensuite shower door, as per plans.
- Privacy locks on all washroom(s) and powder room doors as per plans.
- Pressure balance valve to all shower stalls and tub/showers as per plans.
- Shut-off valves for all washroom(s) and powder room faucets.
- Exhaust fans vented to exterior in all washroom(s) and powder room.

## Flooring

- Purchaser's choice of Group 3a - (+/-)12" x 24" floor tile in foyer, mudroom, above grade laundry and washrooms from Vendor's standard selection; where applicable, as per plans.
- Purchaser's choice of Group 3a - (+/) 12" x 24" floor tile in Kitchen & Breakfast in Songbird and Bluebird collections, from Vendor's standard selection; where applicable, as per plans.
- Purchaser's choice of Group 3- Vinyl plank flooring throughout Kitchen & Breakfast in Hummingbird and Morningbird collections, from vendor's standard selection; where applicable, as per plans.
- 40oz broadloom (1 colour) with under pad throughout Main Floor and Second floor non-tiled or vinyl plank floor areas, as per plans.
- Tongue and groove sub-flooring on Main and Second floor.

## Stairs and Railing

- Natural red oak staircase throughout finished areas, including landings.
- Interior handrail to be Group 1 natural oak; where applicable, as per plans.
- Group 1 square natural finish oak post and pickets; where applicable, as per plans.
- Paint grade basement stairs; where applicable, as per plans.



## Interior Trim

- Main floor ceiling height to be (+/-) 9'-0"; door heights to be (+/-) 6'-8" and arches to be (+/-) 6'-8" as per plans.
- Second floor ceiling height to be (+/-) 8'-0"; door heights and arches to be (+/-) 6'-8" as per plans.
- Tudor (+/-) 2-3/4" casing throughout all swing doors, arches (excluding rounded and oversized arches) and windows throughout finished areas, as per plans.
- Tudor (+/-) 4-1/4" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans.
- All interior doors in finished areas to have Satin Nickel finish levers, as per plans.
- Group 1- Textured panel interior doors throughout finished areas; where applicable, as per plans.
- Exterior Satin Nickel grip sets with deadbolt on main entry door and rear garden doors; where applicable, as per plans

## Laundry

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.
- Laundry area with drop-in sink and Group 1 cabinet with laminate countertop, as per plan.
- Water connections for future washing machine provided, as per plans.
- Shut-off valve for laundry faucets.

## Heating

- Forced air high-efficiency gas heating system vented to exterior.
- Heat Recovery Ventilator (HRV) supplied and installed.

## Painting

- Interior latex paint in finished areas from Vendor's standard selection.
- Interior trim and doors to be painted one colour, white.
- Stipple ceilings throughout all finished areas excluding kitchens, laundry, and washrooms, as per plans.

## Electrical

- All wiring in accordance with Ontario Hydro standards.
- 200 amp service with circuit breaker panel to utility authority standards on all models.
- One electrical outlet under electrical panel if located in unfinished area.
- One electrical outlet in garage for each parking space, as per plans
- One ceiling outlet in garage for each future garage door opener, as per plans.
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.
- White decora switches and plugs throughout finished areas, as per plans.
- Ceiling mounted light fixtures; where applicable, as per plans.
- Split receptacle(s) at kitchen counters; where applicable, as per plans.
- Electrical outlet(s) in all washrooms and powder room include ground fault interrupter, as per plans.
- Water resistant light fixtures in all shower stalls.
- Smoke detectors equipped with strobe lights installed as per OBC.
- Carbon monoxide detector as per OBC.
- Pre-wire two smart wires in great room and primary bedroom, as per plans.
- Stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.

## Additional Features

- Duct cleaning provided, prior to closing.
- Rough-in central vacuum.
- Poured concrete basement walls to be (+/-) 7'10" in height; drainage membrane.
- Concrete basement floor in unfinished areas, as per plans.
- Garage walls to be drywalled and gas proofed.
- Warranty All Homes Covered By Tarion Warranty Corporation Includes:
  - One (1) year Builder's comprehensive warranty.
  - Two (2) year limited warranty.
  - Seven (7) year major structural warranty.

NOTE: 1. Purchaser acknowledges being advised that flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency. 2. The purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications, and prices without notice. All renderings, floor plans, and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder. 3. The purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease-to-own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the closing date without the need for further documentation unless requested by the supplier. 4. The purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems. 5. The purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing. 6. Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. 7. Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. CARANTANIA INVESTMENTS (BT) CORP.