

EXCLUSIVE FEATURES

Schedule C



EXTERIOR FEATURES

- Limited Lifetime Warrantied 1 pc shingles with ice & water shield in valleys and galvanized drip edge
- Brick, vinyl siding, aluminum soffit, fascia & eavestrough as per standard plans
- 12 x 10 Address Stone
- 6'-8" high insulated steel exterior front door, deadbolt & gripset as per plan
- 6'-0" wide patio door with screen (EnergyStar © w/Low 'E'/ Argon Gas Filled Insulglass) at rear as per plan (no steps to grade)
- 7'-0" high pre-finished insulated garage door as per plans (no lift handle)
- Self-closing man door from Garage to home if grade permits and/or if required
- EnergyStar © Windows c/w Low 'E'/ Argon Gas Filled Insulglass, with or without Grilles as per plan
- Vinyl slider and fixed window(s) in Basement as per plan
- For Walk-out Basement, Patio door & window(s) as per plan
- For Look-out Basement, two windows as per plan
- 1 operable window per Principal Room (i.e Great Room, Den, Bedrooms, Family Retreat)
- Screens for all operating windows
- Precast window sills
- Aluminum pre-finished railing on porch if required by grade
- Precast 48" wide steps at front porch; Pressure-treated wood steps in Garage if required by grade
- 2' by 2' patio stones for walkways from driveway to porch
- Pressure-treated wood deck with privacy screen at Main Floor level as per grade.
- Paved Driveway. Vendor will include base coat, as well as a second coat on driveway apron. \$400.00 (plus HST) will be added as an adjustment on closing for the second coat of asphalt on the lot portion of the driveway. Purchaser acknowledges and agrees that the second coat may not be completed for up to thirty (30) months after Closing Date. Vendor not responsible for settlement.
- Fully sodded lot with plantings as per landscaping plan - unless Environmentally Sensitive Area
- Exterior Colour Packages are predetermined and cannot be changed by the Purchaser

INTERIOR FEATURES

- 1" x 3" (nominal) flat casing and $\frac{3}{4}$ " x 4" (nominal) flat baseboard; Closets to be trimmed
- All interior walls, trim and woodwork to be painted Builder's white throughout
- Texture of paint may vary due to surface being applied to
- One wire shelf in each closet; four wire shelves in each linen closet and/or walk-in pantry
- Half Wall on Stairs and on Upper Hall as per plans
- 2-panel passage doors throughout including by-pass closet doors as per plan
- Door knobs with satin stainless finish throughout
- Square drywall corners throughout

KITCHEN FEATURES

- Wide selection of cabinetry with full height doors and one bank of drawers; Standard Series (Group 0) Granite countertops
- Dishwasher opening with plumbing & electrical rough-in (Purchaser responsible for final hookup and completion - no electrical breaker in panel box)
- Double bowl undermount stainless steel sink with single lever chrome faucet
- White two-speed hood fan over stove with light and 6" vent to exterior

BATHROOM FEATURES

- Wide selection of cabinetry with laminate countertops
- 2-piece chrome bathroom accessories
- Countermount sinks with single lever chrome faucet
- Mirrors above all sinks
- Ensuite, Main Bath and Powder Room vanity to have full height cabinet doors as per plan
- Ensuite and Main Bath to have acrylic tub and skirt with ceramic tile walls (to ceiling)
- White fixtures throughout

FLOORING FEATURES

- Wide selection of carpet with 10mm 7 lb. underpad
- All stairs carpeted except Basement stairs
- Standard Series Ceramic Tile, Laminate or Vinyl Plank in 2nd Floor Bathrooms and Laundry as per plan
- Standard Series Laminate Flooring on Main Floor including Powder Room (1 colour)
- If Foyer is to be sunken due to grade condition, stairs will match flooring on Main Floor Hall
- Basement to remain unfinished

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ELECTRICAL FEATURES

- Three exterior lights, one potlight at Front Porch, one wall mounted light beside Garage door and rear door as per plans
- Capped ceiling outlet in Dining Room; Switched receptacle in Great Room; Light over Kitchen sink, Bedroom Ceiling Lights, Den & Family Retreat Ceiling Light
- Door chime at Front Entry
- Heavy duty (220V) receptacle for stove and dryer
- One interconnected GFI outlet per bathroom sink
- Prewired for CAT5 wiring for Telephone, 2 rough-ins per home, as per plans, unless specified otherwise (Purchaser responsible for final hookup and completion)
- Prewired for RG6 Cable TV, 2 rough-ins per home, as per plans, unless otherwise specified (Purchaser responsible for final hookup and completion)
- 100 amp electrical service panel board
- White Decora style switch and standard style tamperproof wall receptacles
- Two interconnected exterior weatherproof outlets, one at Front Porch and one at rear (one at Walk-out Basement if applicable)
- One interior garage ceiling light and one electrical receptacle per parking space
- Interconnected smoke/strobe detector on every level and in every Bedroom; Carbon Monoxide detector on sleeping level
- Ceiling electrical receptacle for future Garage door opener (one per Garage door)

MECHANICAL & PLUMBING FEATURES

- Plastic plumbing waterlines throughout
- Two exterior water taps, one in Garage and one at rear
- Exhaust fans in all Bathrooms
- High efficiency gas water heater (rental from gas utility - see Schedule)
- High efficiency gas furnace with ECM motor (Energy Conserving Motor); Ductwork sized for future air conditioning
- Programmable thermostat
- All ductwork joints sealed
- Water shut off valves for all sinks & toilets
- Dryer vent rough-in through exterior wall
- Ductwork cleaning prior to closing
- Simplified ERV (Energy Recovery Ventilation)
- DWHR (Drain Water Heat Recovery)
- All Mechanical Areas are unfinished

ADDITIONAL CONSTRUCTION FEATURES

- 2x6 exterior wall construction (except Garage walls & knee walls)
- All windows and doors caulked and sealed
- All exterior doors weather-stripped
- Entire house sealed on exterior walls with heavy duty 6 mil. vapour/air barrier
- Brush coat finish to all exposed exterior foundation walls
- Foundation drainage system includes weeping tile, gravel, bitumen spray and foundation drain clad wrap
- Garage to be insulated, drywalled, taped and mudded (1st coat) on adjacent dwelling walls
- $\frac{1}{2}$ " tongue & groove Premium weather edge resistant OSB subflooring throughout (screwed & glued)
- Exterior walls to be insulated to R22; Ceilings to be insulated to R60; Basement insulated to R20 Blanket Insulation to floor
- Garage ceiling to be spray foam insulated to R31 where living space above
- 8'-0" ceiling height for Main Floor and Upper Floor; 7'-7" for Basement level (nominal heights)
- Poured concrete floor for Garage

GENERAL

- Selection of materials is solely at the discretion of Freure Homes and dependent upon availability at the time of construction. Freure Homes reserves the right to substitute materials of similar or better quality should supply dictate.
- Furnace, hot water heater, hydro meter/panel locations at the discretion of Freure Homes.
- Connection to all Municipal site services, paved roads and curbs
- Any illustrations attached may show optional features which may not be included in the base price.
- All colour selections will be selected at our Design Centre. Any extras or upgraded products may result in an extended closing date due to delivery of products. The Purchaser will be advised at time of selection
- E.&O.E.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

Backed by the Tarion Home Warranty in accordance with the Ontario New Home Warranties Plan Act as follows:

- Seven years major structural defects
- Two years plumbing, heating, electrical systems and building envelope
- One year defects and deficiencies
- Warranty Enrollment fee and Final Land Survey to be paid by purchaser as an adjustment on closing
- Pre-Delivery Inspection (PDI) will be conducted with the Builder's representative and the purchaser (or designate) on or before the Date of Possession.
- Homeowner Information Package (HIP) will be delivered to the Purchaser at or before the PDI
- E.&O.E.