



THE COOL STUFF.

Schedule A

CHOOSE. one Designer Selected Colour Package that will be applied throughout your home. CRISP, WARM, SLEEK and CLEAN include laminate flooring and stairs, cabinetry, quartz kitchen countertop & entryway drop zone, laminate bathroom counter and ceramic bathroom tile.

CRISP KITCHENS

- **Sleek cabinetry** with smooth doors and **square brushed nickel handles.**
- **Quartz countertop** with modern, square edging. SHIFT wall counter may be a different dye lot. Bar-top is available at extra cost.
- Stainless steel dual basin drop in kitchen sink.
- **Modern water conserving single lever faucet with pullout handle.**
- **White 2” x 8” subway tile backsplash.**
- Stainless steel over-the-range microwave with integrated vent
- Stainless steel range, **ENERGYSTAR Refrigerator & Dishwasher.**

SEXY BATHS

- Cabinetry to match kitchen with smooth doors and square chrome handles.
- Durable laminate countertop with bullnose edging.
- **Oversized modern mirrors,** as per plan.
- Easy to clean acrylic white low sided tub, **white 2”x8” subway tile walls** with slide bar, **handheld water efficient showerhead & curved curtain rod**
- **Modern** white water-efficient toilets and matching sinks.
- **Oversized ensuite shower stall with white 2” x 8” subway tile walls,** slide bar and handheld water efficient shower head and curved curtain rod, as per plan.
- **Modern square-look white water-efficient toilets and matching sinks.**
- **Chrome modern square look water conserving faucets.**

FUNKY FLOORING

- **Sleek laminate flooring throughout with matching stair system.**
- Ceramic tile in bathroom(s) and finished laundry area.

SPACIOUS INTERIOR LINES

- **9’ interior ceiling height** on ground and main floors, 8’ height third floor.
- **Smooth ceilings everywhere.**
- Stylized modern swing doors and bi-fold closet doors, as per plan c/w chrome hardware and privacy sets on bathrooms.
- Contemporary clean line door surround and smooth baseboard, with crisp drywall return window and bifold door trim. Quarter round and window trim if required only, as per plan.
- Smooth drywall finished walls.
- White closet shelving.
- Quartz drop zone shelf with USB outlet at front door.
- Round handrail painted to match walls with brushed nickel hardware.

BETTER INDOOR AIR QUALITY

- **Low VOC satin paint** on drywall surfaces, semi gloss on trim and doors.
- **Heat Recovery Ventilation (HRV)** appliance integrated into duct system.
- Whenever possible, zero or low VOC products are specified*.
- **ENERGYSTAR air tightness requirements are guaranteed.**

INDOOR/OUTDOOR LIVING

- Advanced, and **oversized “low E” argon double pane fibreglass insulated windows and sliding door** with insulated spacers.
- **Operable windows** & sliding doors with screens & locks.
- Fibreglass insulated entry doors with deadbolt lock & window, as per elevation.
- **Oversized decks adjacent to the main floor,** with glass railing and/or black picket railing, with pressure treated boards or vinyl membrane, as per plan, and orientation of home. Decks facing community open space receive glass railings, with homes facing Essa Rd receiving back railings.
- **Oversized patios** adjacent to the front door on ground floor, as per plan.
- **Sunshine window wall** of expansive glass sliding doors, as per plan.

ENERGY SAVING HEATING & COOLING

- **ENERGYSTAR qualified advanced heating & ventilation system;** certain appliances may be rental.
- **ENERGYSTAR qualified advanced water heating system,** certain appliances may be rental.
- Drain water energy recovery device.
- **Sleek wi-fi** enabled thermostat.
- Ductwork for future air conditioning. Homes fronting Essa Rd. (#60-73) may require air conditioning for sound abatement and purchaser agrees to accept an addition to the purchase price at builder’s cost or the HVAC rental agreement.
- **Advanced insulation and air sealing package,** with insulation as (nominal), R50 attic, R20 exterior walls w/ R5 exterior foam, R31 batt insulation garage ceilings, below grade foam insulation system, if applicable. Foam insulation around exterior doors & windows. Advanced house wrap over applicable exterior areas.

FUNCTIONAL LIVING & BRIGHT LIGHTS

- Exterior hose connection in garage.
- Hot & cold water supply & grey water discharge pipe in laundry area.
- Ducted dryer vent.
- 100 amp electrical service with circuit breakers c/w appropriate appliance outlets, in builder’s discretion.
- Exterior electrical outlets on patio and deck.
- **Hardwired** smoke detector in rooms, with CO detector on third floor.
- **Bright LED and CFL energy efficient bulbs, as appropriate.**
- **Pot lights in lounge area,** as per plan.

- Ceiling light fixtures as per plan in finished areas with wall lights in baths.
- **White decora switches** and traditional receptacles.
- Switched outlet on main floor.
- Wall receptacle and ceiling light in garage, as per plan.
- One telephone/CAT 5 outlet & one cable outlet on main floor.
- **USB outlets in master bedroom, kitchen and drop zone.**
- Many homes have optional **two parking spaces** inside.

COOL EXTERIOR STYLE

- Exterior cladding to include a combination of some or all of the following materials, clay brick, vinyl siding/trim, and aluminum trim/soffit/fascia/ eaves with downspouts.
- Color coordinated exterior railings as necessary.
- Dark plexiglass canopy over front door, as per elevation.
- 25 year self-sealing fibreglass roof shingles.
- Black exterior modern style lamps, as applicable.
- Driveway or apron surfaced with asphalt.
- Porch with steps as required. Rear entrance with pre-cast steps or wood deck and steps as required. Deck determined by grade/access requirements & home type.
- **Modern house number.**
- **Modern metal grip set & deadbolt for front door.**
- **Clean line pre-painted panel garage door.**

LEADING EDGE CONSTRUCTION

- Optimal Value Engineered (“OVE”) framing assembly of engineered sub-floors with OSB tongue & groove sub-flooring, sanded, glued & screwed with pre-fab engineered roof trusses with OSB sheathing and 2”x6” exterior wall construction of dimensi studs.
- OVE 2”x6” interior walls to accommodate structural/vents/plumbing waste pipes & stacks & heating ducts. 2”x4” interior walls are used in certain areas. 2”x4” load bearing interior walls were required.
- **Structural mechanical fastening system components as per plan for a more resilient and durable home.**

The teeny tiny print... In an effort to build a better product for you in terms of livability, cool factor, structure & sustainability, Sean reserves the right to alter building components/dimensions/areas/footage/location of doors & windows and specifications etc., in our sole discretion and to operate within TARION and OBC parameters. Fresh and Comfort homes with alternate ground floor may require variations to stair location and room placement from those shown. Specifications/ terms/conditions are subject to change without notice. Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours/ patterns/availability of samples displayed in the Presentation Centre and website may vary from those displayed and those available at time of selection. Hardwood & laminate flooring may react to normal fluctuation in humidity levels. We offer pre-selected customizations. Purchaser shall have the right to choose the style or colour of an item where a choice exists from the designer packages. HVAC mechanical locations are subject to change without notice. Room sizes on brochures are not declared but total square foot size of the home is based on Tarion Builder Bulletin 22 guidelines. Mandatory charges may be required to accommodate OBC changes or law changes, in Vendor’s discretion acting reasonably. The Purchaser acknowledges that the Vendor’s sales office has been decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist’s impression and detailing may vary from that shown and based on each block’s unit composition. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action/ claims and demands for upon or by reason of any damages/loss or injury to person or property of the Purchaser or any of his friends/relatives/workmen/agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization expressed or implied by the Vendor. Mixing of package choices is not allowed. Customizations to pre-selected upgrades for standard package items is available at additional cost. From time to time, certain contents of the purchase & sale agreements (including schedules) may change without express notice and any changes will be published at seanhomes.ca and are binding upon purchaser. Tarion warranties and registrations, and municipal hookup fees are at purchasers cost. All items specified “as per plan”. Grading may dictate steps, dropped landings, stairs in garage , retaining walls and railings at Sean’s discretion. Sean reserves the right to substitute different brands of similar quality to those specified on the website dependent upon availability/pricing/ selection.* All items listed as “low” or “zero voc” cannot be guaranteed though the use of these items are specified for use by trades. Sean builds in a method that we believe is more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual’s lifestyle choices, nor do we claim any future healthy benefits from our products nor construction methods. Approvals from City of Barrie are not finalized and may require certain site plan and housing changes, which purchaser agrees to accept. In particular, air conditioning may be required in certain lots and purchaser agrees to purchase/rent at additional cost. Implied and stated efficiencies are based on typical usage and occupant assumptions, and may vary in actuality with different usage and occupant loads. Items subject to change without notice. Purchaser agrees to not enter any house during construction unless invited and accompanied by a Sean Representative. c

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