



## SCHEDULE "A"

### STANDARD SPECIFICATIONS

#### UNIQUE EXTERIORS

- Unique exteriors, featuring clay brick and architecturally controlled materials, as per plan.
- All elevations and colour schemes are subject to architectural control to ensure an enhance streetscape.
- Prefinished soffits, fascia, eavestrough and downspouts as per elevation.
- Vinyl insulated casement windows on all elevations as per plan.
- Lots to be fully graded and sodded.
- Three exterior water taps — one in garage, one on rooftop terrace and one at front of unit.
- Door from garage to house as per plan.
- Poured concrete garage floor.
- Poured concrete foundation walls as per plan.
- Exterior light fixtures included as per plan.
- Covered front concrete porch as per plan.
- Exterior enclosed storage area as per plan
- Insulated garage door with automatic openers.
- Rough-in for electric car charger in the garage.

#### LUXURY INTERIOR FEATURES

- Elevator servicing 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors as per plans.
- 9-foot ceilings in living areas (i.e. 2<sup>nd</sup> and 3<sup>rd</sup> floors) per plans
- Molded hollow-core interior doors.
- Carpeted staircases with oak pickets and railings (as per plan, and Vendor's standard specifications)
- Thermostat included as per plan.
- Smooth ceilings in all rooms as per plan.
- Painting includes two quality coats, including primer on all walls.
- One paint colour throughout.
- Baseboard throughout.
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#### ENERGY EFFICIENT FEATURES

- Gas fired hot water tank on rental basis
- Windows and doors sealed with quality exterior caulking.
- Screens on all opening windows.
- Central air conditioning.
- Construction of homes inspected at specified times by municipal officials.
- All electrical wiring in accordance with applicable regulations.
- High velocity natural gas furnace
- Insulation in full conformity with Ontario Building Code standards.

## KITCHEN AND BATHROOM FEATURES

- Quality designed kitchen cabinets and vanities from vendor's choice of styles.
- Stainless steel undermount sink with single lever faucet.
- Kitchen exhaust fan ducted to exterior.
- Privacy locks on all bathroom doors.
- Mirrors in all bathrooms.
- Low flow aerators on all faucets.
- Low flow shower heads in all showers as per plan.
- Water saving, comfort height toilets.
- 60" skirted bathtub as per plan
- Exhaust fans in all bathrooms.
- Stone counter tops in kitchen
- Subway tile backsplash in the kitchen.
- Stone countertop in primary (master) bathroom.
- Bathrooms include faucets as per plan.
- Stainless steel appliances (24" dishwasher, 30" slide-in range, 20" microwave, 30" counter-depth fridge, 30" range hood).

## FLOORING FEATURE

- Floor tile, from builder's standard samples, in front main entry foyer, all bathrooms and laundry closet as per plan.
- Luxury vinyl plank, from builder's standard samples, throughout dining room, living room and kitchen.
- Carpet, from builder's standard samples, on stairs, in bedrooms and 3<sup>rd</sup> floor hallways.
- Concrete flooring in garage, utility room and outdoor storage.

## ELECTRICAL FEATURES

- Numerous LED pot lights throughout, as per plan.
- 200 Amp circuit breaker panel with copper wiring throughout.
- White electrical switches and duplex receptacles.
- One exterior waterproof electrical outlet at front of unit, one electrical outlet in garage and one electrical outlet on rooftop terrace, as per plans.
- One smoke detector on every floor.
- Ethernet rough-in provided in kitchen, master bedroom, and lower level as per plan.
- Telephone rough-in provided on second and third-floor levels as per plan.
- Cable television rough-in in living room and bedrooms
- Hard wired Carbon Monoxide detector interlocked as per Ontario Building Code.
- Ceiling-mounted light fixtures in all bedrooms.
- Switch controlled LED pot-lights in living room.
- Electrical duplex receptacles protected by ground fault interrupter in all bathrooms and kitchens.

## LAUNDRY AREA FEATURES

- Rough-in provide for washer & dryer as per plans.
- Exterior dryer vent provided.

- Heavy-duty receptacle electrical outlet for dryer and standard electrical outlet for washing machine.

## WARRANTY

- One Thompson Inc. Warranty in accordance with TARION.
- Seven Year Tarion protection program for major structural only.
- All purchasers' choices are from Builder's standard samples only if applicable.
- Purchaser acknowledges that the garage is an unfinished area as per applicable plan and not included in the size of the unit.
- Unit to be finished in a good professional & workmanlike manner.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production process, dye lot variations, availability or site conditions.
- Vendor will not allow the purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date.
- Unit types and streetscapes subject to final Architectural approval of the Municipality of Port Hope or developer's Architectural Control Architects and final siting, and approvals of the Vendor's architect.
- Exterior elevations will be similar to Artist's concepts pictures shown, but not necessarily identical.
- Actual floor space may vary from stated floor area.
- Location of furnace, tankless hot water system, structural posts & beams are to be determined by architect and may not be located as shown on the brochure and purchasers shall be deemed to accept same.
- Room dimensions and window configuration may vary with final construction drawings.
- All dimensions are approximate.
- Prices, terms, materials, specifications and conditions subject to change without notice.

All specifications and materials are subject to change without notice E. & O.E.