

# Quality Features

Schedule "B"

## EXTERIOR

- All elevations, exterior colours and materials are architecturally controlled for harmony and to maintain an upscale community throughout
- Quality roof shingles, self-sealing, with 25-year warranty
- All exterior elevations feature eco-friendly cement board prefinished plank siding and trim with a 25-year warranty. Cement board shakes as per architectural elevations.
- Cultured stone facings as per architectural elevations with pre-cast concrete windowsills, where applicable
- Aluminum soffit, eavestroughs and vented aluminum fascia, as per OBC.
- Covered entries and porches or balconies with maintenance free fiberglass columns, as per architectural elevations
- Juliet balcony and railing with french doors, as per architectural elevations.
- Energy Star vinyl casement Low-E argon-filled oversized windows as per architectural elevations.
- Glass and paneled insulated steel front entry door with weather stripping and with a sidelight and a decorative grip set. Additional sidelights and transom windows as per elevations.
- Garages with double paneled premium quality sectional garage doors with windows and with heavy-duty springs and rust resistant hardware, as per elevations.
- Rear sliding glass doors with a transom window to wood-decked balconies, where applicable and as per architectural plans.
- All exterior walls are insulated to R-22 as per Building Code.
- Common party walls are constructed of insulation and fire-retardant drywall with acoustic batt insulation.
- All tongue and groove sub floors are screwed, glued and sanded.
- Energy Star front and rear upgraded entry lights with a light at each garage.
- Fully caulked building envelope perforations including all windows and doors.
- Poured concrete foundation at ground level with heavy damp proofing and water-proof membrane.
- Front entry porches to be poured concrete and walkway to be poured concrete slabs.
- Driveways to be paved.

## INTERIOR

- 9-Foot high ceilings throughout the main floor
- White smooth ceilings
- Walls painted one colour throughout with one coat quality latex paint and a quality primer, as per selections from vendor's samples. Kitchens and bathrooms to be in eggshell finish.

## INTERIOR CONT'D

- Imported ceramic wall tiles in all shower stalls and bathtub enclosures and two rows of 8" x 10" wall tiles around all soaker tubs selected from vendor's samples.
- Imported ceramic floor tiles in all foyers, kitchen and breakfast areas, powder rooms and all bathrooms selected from vendor's samples.
- Carpet throughout, 40 oz. Pile with 10 mm underpad including stairs, landings, halls and bedrooms, as per applicable plans and with selections from vendor's samples.
- 3 1/4" door and window casings and 5 1/2" baseboard with semi-gloss paint finish.
- Smooth finish two-paneled doors throughout.
- Brushed nickel finish single lever door handles.
- Oak square pickets and railings and standard stairwell stringers with carpet in finished areas, as per architectural plans and as per vendor's samples.
- Decora switches with ceiling light fixtures in all areas. Dining area to have a capped ceiling outlet with Decora switch. All bathroom and powder rooms to have switched wall light fixtures with energy efficient bulbs.
- Linen closet as per architectural plans.
- Insulated steel entry at garage with gas-proof weather stripping, if grade permits.
- Silent engineered floor truss system.

## KITCHENS

- Quality cabinetry with a selection of styles and finishes as per vendor's samples.
- Extended length upper cabinets to compliment 9 Foot ceilings.
- Premium selection of laminates for the post-formed counter tops with a selection of knobs from vendor's samples.
- Energy Star exhaust hood fan vented to the exterior.
- Stainless steel double sinks with a single-lever faucet.
- Islands with breakfast bars, as per applicable plans.
- Electrical outlet on the side of all islands.

## BATHROOMS & POWDER ROOMS

- Varied selection of quality vanity cabinets, laminate post-formed counter tops and knobs from the Vendor's samples, for all bathrooms, as per architectural plans.
- Imported wall and floor tiles with a varied selection from Vendor's samples.
- Shower stalls with marble sill and sides at entry, as per architectural plans.

# Quality Features

Schedule "B"

## BATHROOMS & POWDER ROOMS CONT'D

- White porcelain vanity basin with a chrome single-lever faucet in all bathrooms.
- White max exhibit bathtub as per architectural plans.
- Vanity width wall mirrors in all bathrooms.
- Low-flow water-saver white porcelain toilets in all bathrooms and powder rooms.
- White porcelain pedestal sinks in powder room, with a wall mirror above.
- Energy Star bathroom and powder room ceiling exhaust fans vented to the exterior.
- All bathroom doors to have privacy locks.

## LAUNDRY AND STORAGE

- Laundry tub with hook-ups required for washer and dryer, as per architectural plans.
- Laundry dryer to be vented outdoors or to the garage.

## ELECTRICAL

- 100-Amp hydro service with the hydro panel located, as shown on architectural plans.
- Decora style light switches and electrical outlets throughout.
- Two exterior G.F.I. wall outlets – one at the front of the house with a second outlet at the rear, as per architectural plans.
- Smoke and Carbon Monoxide Detectors on all levels, as per OBC.
- Duplex wall outlets in each area, as per architectural plans and as per OBC.
- Copper wiring throughout.
- All light fixtures as per architectural plans.
- House is pre-wired with TV cable outlets in the great room/living room and in the master bedroom; telephone lines are pre-wired in the kitchen and master bedroom.
- Stove and dryer heavy-duty dedicated outlet.
- Front entrance door chimes

## PLUMBING & HEATING

- Exterior hose bib in the garage and at the rear of each house, as per architectural plans.
- Dishwasher rough in complete with electrical and water pipe rough in for built-in dishwasher.
- Hot and cold water faucets with connectors for clothes washer.
- Hot water tank (provided on rental basis).
- Energy Star Heat Recovery Ventilator (HRV).
- Energy Star High efficiency furnace with ducting sized for future air conditioning.

## ENERGY STAR HOME FEATURES

- High Efficiency HRV (heat recovery ventilator)
- High Efficiency Furnace.
- Sealed Duct work (Main Trunk and plenum take-offs).
- Air tight exterior and attic electrical boxes.
- Low-E Argon windows and exterior doors.
- R-50 Attic insulation.
- R-22 insulation in walls.
- R-20 full height basement insulation.

## WARRANTY — TARION

- Stonebridge Building Group Inc. ensures a one-year warranty on defects in material and workmanship; two-year warranty on plumbing, heating, electrical, basement water penetration, exterior cladding and building envelope.
- SEVEN YEAR WARRANTY on major structural defects.

Purchaser may choose interior colours and material, from vendor's samples subject to their timely availability from the vendor's supplier and provided that the same have not already been ordered for this house. Variations from the vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to normal production process. Purchaser is notified in extraordinary cases, interior door(s) to garage may be eliminated at vendor's discretion. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and to improve the elevations of the house exposed to the street. The purchaser accepts these changes, as necessary. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevation or layout and agrees to accept such changes as constructed on an "as built" condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge. The vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process until the pre-delivery inspection as outlined by Tarion. Prices and terms are subject to change without notice. The vendor reserves the right to substitute materials of equal quality.