

Schedule A (Home Features)

The Chase – Glen Williams

EXTERIOR

1. Eden Oak's The Chase is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours are architecturally coordinated and controlled.
2. Elevations include clay brick, stone and cementitious style siding with accented Architectural features, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Self-sealing architectural shingles (30-year manufacturer's limited warranty).
6. Steel clad insulated exterior door(s) with weather-stripping and deadbolt lock.
7. White vinyl casement windows or simulated single-hung casement windows, or fixed windows all around excluding basement. Basement windows to be all white vinyl sliders if applicable. All windows as per Vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan.
9. Basement windows to be 30" x 16".
10. All windows including basement and patio doors to have low E and argon gas, excluding entry door glazing.
11. Glazed panel in front entry door or side light(s) as per elevation.
12. All opening windows and sliding patio doors are complete with screens.
13. Steel insulated door from house to garage, if grade permits, with safety door closer and deadbolt lock, as per plan. (where optional, additional charge will apply)
14. Pre-finished sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
15. Entire lot sodded except hard surface areas.
16. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
17. Two exterior water taps, one in the garage and one at rear of home.
18. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
19. Brushed nickel finish front door entry set, address plate & black front coach light(s) on front, as per elevation.
20. Vendor will install a driveway in accordance with Architectural Control requirements.

KITCHEN

1. Purchaser's choice of cabinets from Vendor's 1st upgrade selection.
2. Purchaser's choice of ¾" granite countertop from Vendor's standard colour selection. (Due to size limitations of stone slabs, seams may be required).
3. Colour coordinated kick plates to compliment kitchen cabinets.
4. Stainless steel undermount double compartment kitchen sink. Includes single lever pull down faucet, as per Vendor's standard specifications.
5. Shut-off valve to the kitchen sink.
6. Stainless steel exhaust fan with 6" duct vented to exterior.
7. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
8. Split receptacle(s) at counter level for future small appliances.
9. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).
10. Appliances are shown for reference and are not included.

BATHS

1. Water resistant cement board to approximately 60" high on separate shower stall walls.
2. Purchaser's choice of cabinets in all bathrooms. Powder room to receive cabinet or pedestal as per plan. All choices from Vendor's standard selection.
3. Purchaser's choice of ¾" Granite countertops in master ensuite and powder room, where vanity is shown, from Vendor's standard colour selection. Laminate countertop for all other bathrooms as per plan.
4. Colour coordinated kick-plate to compliment vanity cabinets.
5. Water efficient shower head and toilet.
6. Decorative lighting in all bathrooms and powder room.
7. Mirrors 42" high to all bathrooms and powder room.
8. White bathtubs in all bathrooms including approx. 5' freestanding tub in ensuite, from Vendor's standard selection.
9. Exhaust fans vented to exterior in all bathrooms and powder room.
10. Privacy locks on all bathroom and powder room doors.
11. Single handle lavatory faucets with pop up drains in all bathroom and powder room sinks.
12. 6" x 8" or 8" x 10" ceramic wall tile for tub/shower enclosure(s) up to the underside of the dropped ceiling and separate shower stalls including dropped ceiling, from Vendor's standard selection.
13. Bathrooms and powder room accessories to include towel bar and toilet tissue holder.
14. Pressure balance/scald preventing valves to all shower stalls and tub/showers as per plan.
15. Shut off valves for all bathroom and powder room sinks.
16. Aluminum framed glass panel and/or aluminum glass shower door in ensuite and bathrooms as per plan.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or clear finish from Vendor's standard colour selection, includes stairs above basement door to main floor stair and main to second floor stairs (as per plan). Secondary stairs from main floor to basement to be paint grade with painted handrail. No finished area at basement level of secondary stairs.
2. Upgraded 3" wide oval style handrail with 1-¾" pickets.
3. Two-panel interior passage doors throughout finished areas, excluding sliding closet doors and cold cellar doors if applicable.
4. Chamfered 7" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
5. Chamfered trim casing on all swing doors, flat archways up to 12" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding bedroom closets with sliding doors).
6. All drywall applied with screws using a minimum number of nails.
7. Brushed nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas, as per plan.
8. Wire shelving installed in all closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room, unfinished basement or unfinished storage/utility room, as per plan. Shut-off valves in finished laundry room.
2. Base and upper cabinet included in laundry room (finished areas only) as per plan.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
4. Floor drain to second floor laundry room as per plan. Raised entry may be required.

ELECTRICAL

1. Décora style switches and receptacles throughout finished areas
2. 200-amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathrooms and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Switch controlled receptacle in living room.
10. Smoke Detector installed as per Ontario Building Code.
11. Carbon Monoxide Detector on all floors where a finished bedroom is located.
12. Electronic door chime at front door.
13. 2- Cable TV finished outlets.
14. 2- Telephone finished jacks.
15. Rough-in central vacuum outlets. (All pipes drop to the garage).
16. One rough-in provided in the garage for future electric car charging station.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from Vendor's standard selection).
2. Interior trim and doors to be painted white.
3. Smooth painted ceilings throughout the ground floor and second floor.

FLOORING

1. Choice of 12" x 12" or 13" x 13" ceramic floor tile in foyer, powder room, bathrooms, mud room, wine room, finished basement foyer, and finished laundry room where applicable, as per plan from Vendor's standard selection.
2. Engineered hardwood approx 3" wide in choice of colour from Vendor's standard selection on ground floor and second floor non ceramic areas as per plan.
3. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' high ceiling on second floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Ceiling lowered over tubs and shower areas to approx.. 8'. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches, interior doors and mirror sliders on ground floor. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. 2"x 6" exterior wall construction
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor where applicable with re-enforced grade beams.
5. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
6. Poured concrete basement walls with drainage membrane and weeping tile.
7. Tongue and groove oriented strand board subflooring throughout (excluding basement) screwed and glued on engineered floor joist system
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
10. HVAC system and ductwork sized to accommodate future air conditioning.
11. Ductwork cleaned prior to closing.
12. Approximately 35" wide gas fireplace with MDF mantle, as per plan.
13. Benches or built-in shelves where shown are painted MDF.
14. Wine rooms, where shown, include R20 insulation to floor, walls and ceiling of wine room, ceramic to floor from vendors standard samples and trimmed glazed opening and two white melamine shelves as per plan.

ENERGY STAR PROGRAM

1. ENERGY STAR Zone 2 qualified, Low E and argon filled (with insulated spacers) white vinyl casement windows or simulated single-hung casement windows or fixed windows all around excluding basement, installed with expandable foam at perimeter, caulked on the exterior.
2. Insulation to exterior walls with R20 batt with R5 continuous insulation sheathing or equivalent, R60 attic space, full height R20 continuous on basement walls (to within 6" of basement floor).
3. Forced air high efficiency furnace with electronic ignition, power vented to the exterior.
4. Spray foam insulation (R31) in garage ceiling below livable space in addition to cantilevered areas with living space above.
5. HVAC Ductwork to be sealed with foil tape or mastic sealant as per ENERGY STAR® requirements.
6. Condensing hot water tank complying with ENERGY STAR® and energy efficiency regulations. Hot water tank is gas rental unit, direct vented or power vented to exterior. Purchaser to execute agreement with designated supplier prior to closing.
7. Programmable thermostat centrally located on main floor.
8. ENERGY STAR® or HVI certified 75% Heat Recovery Ventilation (HRV) installed, interlocked with furnace blower (simplified system).
9. Drain water heat recovery system installed on shower stack in basement as per ENERGY STAR® requirements.
10. ENERGY STAR® compliant lighting in all interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, walk-in closets and finished laundry rooms as per plan.
11. ENERGY STAR® qualified exhaust fans in all bathrooms including powder room (where applicable).
12. Gas fireplace includes electronic spark ignition as per plan.
13. Air tightness test and independent third-party certification as per ENERGY STAR® requirements.

Initials...../.....