



SCHEDULE B – STANDARD HOME FEATURES

Windows

- Energy Star
- Black Aluminum Exterior/White Vinyl Interior
- Triple Glaze Low-E 180 Argon Gas H4000 Hybrid Series
- Blueskin (or equivalent) all around window frames

Heating

- Forced Air high efficiency gas furnace
- HRV
- Natural gas tankless water heater (rental)
- Heated Floor at Garage Ceiling
- Nest Smart Thermostat

Insulation

- EPS (2.5" R10) against foundation walls, R12 batt within 16" OC Studs. Poly sealed as vapour barrier
- Basement Floor & Main Floor Joist Cavities at Exterior Walls - R22 closed cell spray foam
- Main & Second Floor Exterior Walls – Fiberglass R22 batt insulation
- Attic Space – R60 Fiberglass insulation
- Garage Exterior Walls – R22 Fiberglass batt insulation
- Garage Ceiling (Living space above) - R31 closed cell spray foam with heated floor
- Under slab & under footing rigid Insulation (including garage)

Interior Finishes

- 9' ceilings in the basement and on the main floor; 8' ceilings on second floor
- Smooth Ceilings Basement, Main and Second Floor
- Waffle Ceiling in Living Room; Coffered Ceiling in Dining Room
- Napoleon Direct Vent natural gas fireplace with white oak mantel on main floor with switch
- Fully Finished Basement Rec Room, Bedroom and 3pc bathroom
- Engineered White Oak hardwood flooring on Main & Second
- Laminate Flooring in Basement Rec Room and Bedroom
- 24x24 Tile in kitchen, mudroom, front entrance, laundry and all bathrooms
- White Oak Stairs to Second and to Basement
- Stairwell Railing – Square Black Steel Tube Spindles, White Oak handrails & White Oak Modern Posts
- 2 – panel style interior doors
- 5½" Smooth baseboard, 3½" smooth window and door casings (shoe mould at all hard surface areas)
- Flat Ceiling Paint; Low-Sheen Eggshell Distinction Wall Paint; Semi-Gloss Trim/Door Paint (Level 5 Prime)



Bathrooms

- Satin towel bar and toilet paper holders (towel ring in powder room)
- Tub/Shower combo with ceramic wall tile up to the ceiling
- Shower only option (ensuites), glass sliding door with ceramic from floor to ceiling
- Quartz Countertops in all bathrooms and in laundry room

Kitchen

- Premium Quartz Countertops + Walnut Butcher block Countertop on Island with waterfall LHS
- Soft-close cabinet doors and drawers
- Pots and Pans Drawers
- Deep Cabinets over the fridge
- Tile backsplash
- Walk-in Pantry
- Smart (Wifi) Stainless Steel Appliances (Fridge, Stove & Dishwasher) - Energy Star
- Stainless steel chimney fan

Mechanical & Plumbing

- Air Conditioning
- Laundry on main floor
- Shut-off valves at all sinks
- Ductwork cleaned professionally before occupancy
- Radon Venting Rough-in up to Attic
- Central Vacuum System with Accessories

Electrical


- 200 AMP electrical panel
- 3 telephone outlets
- 3 cable TV outlets
- Ceiling mounted fixtures in main stairwell, dining room and bedrooms
- LED Pot lights in soffits
- 2 exterior weatherproof electrical outlets on dedicated circuit
- 2 electrical outlets in garage (wall)
- Nest Door Bell with Camera
- Smoke & Carbon monoxide detectors as per OBC
- 220V plug in garage for future electric car
- Wall mounted garage door opener



Solid Construction

- Basement Foundation – Poured Concrete Footings, Foundation Walls & Basement Floor
- Exterior Walls 2x6 including Garage
- Engineered floors with T&G oriented strand board (sanded edges and screwed)
- Drainage tiles at perimeter of foundation
- Garage fully drywalled and taped with 1 coat of primer
- Reinforced concrete garage floor

Exterior

- Lifetime limited warranty asphalt shingles;
(Ice and Water Shield 6ft up from bottom edge of roof and in complete valley length (3ft wide each side) 
Synthetic Roofing underlayment on balance of roof area)
- Rear Garden Doors with 8'x10' PT deck to the backyard
- Stone on front elevation with Canoxel engineered wood siding; all remaining sides Canoxel.
- All operatable windows and garden doors include screens
- Insulated front entrance door with Smart Lock Dead Bolt (WiFi) by Weiser
- Steel sectional insulated garage door (R16) with Low- E window inserts + (WiFi) Smart Garage Door Opener
- Frost resistant hose bib in garage and at rear of home
- Civic numbers engraved into Stone Block above garage door.
- Fully sodded lot
- 1 Tree (based on community plan)
- Paved driveway