



SCHEDULE A

TOWNHOMES

EXTERIOR

1. Eden Oak's Indigo Estates is a new home community inspired by the sense of the surrounding neighbourhood. House sitings and exterior colours will be architecturally coordinated.
2. Elevations include clay brick, vinyl siding with architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum minimal maintenance soffit, downspouts, fascia and eavestrough.
5. Self-sealing asphalt shingles (25 year manufacturer's limited warranty).
6. Steel-clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around excluding basement. Vinyl windows to be coloured on the outside only as per the Exterior Colour Chart and architectural control. 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. All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer, as per plan (where optional, additional charge will apply).
13. Moulded steel panel sectional roll-up garage doors equipped with heavy-duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior hose bibs, one in front (or garage), and one at rear of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18. Satin nickel type finish front door entry set, black coach light(s) on front, as per elevation.
19. Vendor will install asphalt driveway.

KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Purchaser's choice of laminate countertop from vendor's standard colour selection.

3. Colour coordinated kick plates to complement kitchen cabinets.
4. Stainless steel double compartment kitchen sink with spillway. Includes chrome finish single lever faucet, as per vendor's standard specifications.
5. Stainless steel kitchen exhaust fan with 6" duct vented to exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains (wire will not be connected to electrical panel and no cabinet or breaker supplied).

BATHS

1. Water resistant cement board to approximately 60" high on separate shower stall walls.
2. Purchaser's choice of cabinets and laminate countertops in all bathroom(s) (excluding powder room). All choices from vendor's standard selection.
3. Colour coordinated kick-plate to complement vanity cabinets.
4. Decorative lighting in all bathrooms and powder room.
5. Mirrors 42" high to all bathroom(s) and powder room.
6. Bathroom fixtures from vendor's standard selection.
7. White bathtubs in all bathrooms including oval style tub in ensuite from vendor's standard selection.
8. Electrical outlet for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
9. Exhaust fans vented to exterior in all bathroom(s) and powder rooms.
10. Privacy locks on all bathroom and powder room doors.
11. Chrome finish washer-less faucets with pop up drains in all bathroom and powder room sinks.
12. Pedestal sink in powder room, as per plan.
13. 6" x 8" ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendor's standard selection.
14. Bathroom and powder room accessories to include ceramic towel bar and toilet tissue holder.
15. Chrome finish pressure balance valves to all shower stalls and tub/showers as per plan.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with clear finish (from main to second floor, as per plan).
2. Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.

3. Colonial 3" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial trim casing on all swing doors, flat archways up to 7" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan (excluding bedroom closets with sliding doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin nickel type finish knob handles and hinges on all interior doors in finished areas, as per plan.
7. Melamine shelving installed in all closets.
8. Mirrored sliding doors at front entry closet, as per plan.

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.
2. Heavy-duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
3. Floor drain to second floor laundry room as per plan. Raised entry may be required.

ELECTRICAL

1. 100 Amp service with circuit breaker type panel.
2. All wiring in accordance with Ontario Hydro standards.
3. One electrical outlet under electrical panel if located in unfinished area.
4. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
5. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
6. 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).
7. Switch controlled receptacle in living room.
8. Smoke detector installed as per Ontario Building Code.
9. Carbon monoxide detector on all floors where a finished bedroom is located.
10. Electronic door chime at front door.
11. 2 cable TV finished outlets.
12. 2 telephone finished jacks.

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. Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms, powder room and finished laundry room, which have smooth, painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic 12"x12" floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection.
2. Laminate flooring to all finished areas on first floor from vendor's standard selection (excluding tiled areas).
3. 35oz polyester Green Label approved broadloom to all finished areas on second floor with 10mm chip foam under-pad from vendor's standard selection (excluding tiled areas).
4. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. 9' high ceilings on ground floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. 8' high ceilings on 2nd floor.
2. 2" x 6" exterior wall construction.
3. Concrete garage floor where applicable with reinforced grade beams.
4. All windows installed with expandable foam to minimize air leakage (excluding basement windows).
5. Poured concrete basement walls with drainage membrane and weeping tile.
6. Tongue and groove oriented strand board subflooring throughout screwed.
7. Poured concrete front porch as per plan.
8. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
9. HVAC system and ductwork sized to accommodate future air conditioning.
10. Insulation to exterior walls in conformance with Ontario Building Code.
11. Forced air High Efficiency furnace with electronic ignition, power vented to the exterior.
12. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above (R31).
13. Hot water tank complying with 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.
14. Thermostat centrally located on main floor.

WARRANTY

Eden Oak, backed by TARION, ensures that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection: The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration; defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems; defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects): A major structural defect is defined by TARION as: a defect in workmanship and materials that results in the failure of the load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affects your use of the building as a home.

All specifications and materials in Schedule A are subject to change without notice, E. & O. E., November 2016.