

SCHEDULE "A"

Quality Features 31 Banner Lane

EXTERIOR

1. Elevations include Brick and Stone with Architectural features in other materials, as per elevation.
2. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
3. 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)).
4. All vinyl casement windows or simulated windows, or fixed windows all around with brick molding. Vinyl windows to be colored on the outside only as per the Exterior Color Chart.
5. All windows are ENERGY STAR certified
6. Front entry door solid Oak wood or sidelight(s) as per elevation.
7. All opening windows and patio doors are complete with screens.
8. Exterior weatherproof electrical outlet with ground fault interrupter
9. Smart lock front door entry set.
10. Skylights

KITCHEN

11. High gloss laminated MDF with push to open doors and soft close tracks, under and in cabinet lighting, glass panel accents.
12. Marble finish counter top
13. Custom kick plates to compliment kitchen cabinets.
14. Double stainless steel kitchen sink includes single lever pull down faucet, and chief choice stove with 8 burners
15. Shut-off valve to the kitchen sink.
16. Exhaust hood fan with 6" duct vented to exterior.
17. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator and split receptacle(s) at counter level for future small appliances
18. All kitchen appliance from Tasco - Stainless steel
19. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
20. Separate pantry room, 1 dirty kitchen and 1 main kitchen

BATHS

20. Water resistant drywall or cement board to approximately 60" high on separate shower stall walls.
21. Custom choice of cabinets and marble countertops in all bathroom(s)
22. Custom kick-plate to compliment vanity cabinets.
23. All toilet fixtures from Toto and shower faucets
24. Decorative lighting in all bathrooms and powder room.
25. Custom Vanities with trims to all bathroom(s).
26. Bathroom fixtures from Toto Selections.
27. Standing shower in all full bathrooms and glass-door as per plan.
28. Electrical outlet for future small appliances beside all vanities and vanity sink include ground fault interrupter as per plan.
29. Exhaust fan vented to exterior in all bathroom(s) and powder room.
30. Privacy lock on all bathroom and powder room doors.
31. Chrome washer-less faucets with a pop up drain in all bathroom and powder room sinks.
32. Vanity sink in the powder room, as per plan.
33. Shut off valves for all bathroom and powder room sinks.
34. Lighting above vanities

INTERIOR TRIM

35. Stairs with Oak Treads, Oak Veneer Risers and Stringers with choice of stained or clear finish from (from the ground to the third floor, as per plan).
36. Flat panel interior passage doors throughout finished areas excluding sliding closet doors.
37. Modern Style Profile baseboard throughout with door stop trim in all tiled areas.
38. Modern Style Profile trim casing on all swing doors, flat archways and windows throughout in all finished areas, foyer and linen closets where applicable as per plan (Excluding bedroom closets with sliding doors).
39. All drywall applied with screws using a minimum number of nails.
40. Custom made closet shelves

ELECTRICAL

41. Lutron style smart switches and receptacles throughout finished areas.
42. 400 AMP service with circuit breaker type panel.
43. All wiring in accordance with the Ontario Hydro Standards.
44. Electrical outlet(s) in all bathroom(s), and powder room including Ground fault interrupter.
45. Ceiling mounted light/chandelier fixture(s) in the kitchen/breakfast area, den, halls, finished laundry room, family room/great room, dining room and all bedroom(s) where applicable as per plan.
46. An exterior light fixtures at the front door, as per plan.
47. Smart switch controlled receptacle in the living room.
48. Smoke detectors installed as per Ontario Building Code.
49. Carbon Monoxide Detector on all floors where a finished bedroom is located.
50. Elevator access to basement, main floor and second floor
51. Theatre system built-in walls with audio.
52. Smart wiring throughout the house and security system

PAINTING

53. 3 coats of primer and 1 coat of Benjamin Moore - Auro
54. Interior trim and doors to be painted as per choice of builder.
55. Coffered ceiling in all rooms except for kitchen, breakfast area, bathrooms, powder room and finished laundry room, which has smooth painted ceilings.

FLOORING

56. Choice of Custom design marble 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.
57. Hardwood from selected choices on Main, Second floor floor non-marble areas as per plan.

ADDITIONAL FEATURES

58. Approximately 9'1" high ceilings on Basement level, 10'1" on main floor and second floor 9'1", as per plans.
59. 2" x 6" exterior wall construction
60. Survey provided with closing documents at no additional cost.
61. All windows installed with expandable foam to minimize air leakage.
62. Tongue and groove oriented strand board subflooring throughout screwed or glued on engineered floor joist system.
63. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.

INSULATION PROGRAM

64. LOW E AND ARGON (with insulated spacers) vinyl casement windows, fixed windows all around, installed with expandable foam at perimeter caulked on the exterior.
65. Insulation to exterior walls R24.
66. A forced air High-Efficiency furnace with electronic ignition, power vented to the exterior.
67. Hot water system complying with energy efficiency regulations. The hot water tank is gas unit, direct vented or power vented to exterior.
68. Smart thermostat centrally located on the main floor.
69. Exhaust fans in all bathrooms including powder room (where applicable).
70. Central Air conditioning.

Vendor's Initials: _____