

Schedule "B"

Shaw Valley Townhomes Features & Finishes

Architectural Design & Materials:

- Unique modern exterior elevations featuring James Hardie board & batten siding, horizontal siding and trims on front and sides as per drawing. Horizontal vinyl siding with vinyl trim on rear.
- Stone skirt and manufactured brick as per plan.
- Pre-determined sitings and exterior colours conforming to zoning and architectural guidelines (builder-defined).
- High-grade architectural roof shingles with a manufacturer's limited lifetime warranty.
- Aluminum soffit, fascia, eavestroughs, and downspouts as per plan.

Foundation & Structure:

- 8'6" Foundation Pour. 6" insulation on basement walls (2" rigid and 2" under slab insulation plus 2 x 4 Batt insulation) as per code.
- Poured concrete 8" foundation walls with drainage membrane.
- 2" x 6" exterior wall construction with 1" rigid insulation. Exterior walls and top floor ceilings/attics insulated as per code.
- Reinforced poured concrete front porch with precast steps and 8" square posts as per plan.
- Prefinished aluminum exterior railing due to grade and municipal requirements. Exterior railings will only be installed when required by code.

Garage & Doors:

- 2" x 4" exterior garage wall construction and 2" x 6" interior garage wall construction with 1" rigid insulation.
- Private garage as per plans.
- Spray foam insulation in garage ceiling below livable space as per plan.
- Insulated steel door from house to garage with door closer and deadbolt lock (if grade permits).
- Insulated premium sectional roll-up garage door with heavy-duty springs and rust-resistant hardware, featuring windows as per plan.
- One dedicated electrical outlet in garage.
- Electric vehicle (EV) charging rough-in in garage (Charging Unit not included).
- Garage door opener with one remote and keypad.

Windows & Doors:

- High-quality maintenance-free white vinyl casement/fixed windows with low-E and Argon Gas. All operating windows with screens.
- Maintenance-free white sliding basement windows, including window well if required. Egress basement windows as per plan.
- Steel insulated front entry doors leading to common foyer (weather stripping and security deadbolt as per plan).
- Separate entry door with security deadbolt from common foyer to main floor and common foyer to basement apartment.
- Satin nickel grip set and deadbolt on front doors only.
- 6' rear sliding patio door on main floor as per plan.
- All building envelope perforations including doors and windows to be fully caulked.

Additional Features:

- Fully paved asphalt driveways
- Fully sodded lots.
- Address unit number above garage doors as per plan.
- Gas line for BBQ.
- Front door chime.

Impressive Interior Features

Ceilings & Walls:

- 9-foot ceilings on the main level (ground floor) and 8' ceilings on second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered, as per plan.
- Textured ceilings throughout, except for bathrooms, laundry and closet (finished areas only).
- Quality paint and primer throughout all finished areas.
- Step 5 ½" baseboards with 2 ¾" casing.

Floors:

- 3/4" tongue and groove plywood subfloors fastened with screws and glued.
- High-quality luxury vinyl plank flooring throughout main floor, second floor bathrooms and basement (excluding mechanical rooms).
- Berber carpet with foam underpad throughout second floor (excluding bathrooms).
- Soundproofing insulation between basement and main floor.

Staircase:

- Stairs from main floor to second floor with stained solid poplar railing (handrail and posts) with metal pickets and carpet grade treads and risers, as per plan.
- Stairs from main floor to basement with stained solid poplar railing (handrail and posts) with metal pickets and carpet grade treads and risers, as per plan.
- If required, step down from main hall to small area just before the laundry room, will be a solid poplar step stained to be the same colour as the railing on the staircase.

Doors & Hardware:

- 6'8" two panel square top interior doors throughout all finished areas, as per plan.
- Pocket doors as per plan.
- Satin nickel interior door hardware with levers.

Fireplace:

- Electric indoor fireplace on main floor as shown on plan.

Basement:

- Fully finished basement apartment/in-law suite with a private entrance (as per plan). Features include:
 - Open-concept living room
 - Full kitchen with island breakfast bar, including stove, refrigerator, dishwasher and over-the-range microwave hood fan
 - Full bedroom
 - 4-piece bathroom
 - Laundry closet with stacked washer and dryer
 - Dedicated work-from-home area
- Ceiling height approximately 8', except in areas where architectural elements, mechanical systems, or ductwork require a lower ceiling (as per plan).
- Finished using the same color palette and materials as the main floor standards.

Additional Features:

- Built-in desk/shelves in work-from-home designated area, as shown on plan.
- Closets include shelf with rod. Linen closets with 5 shelves as per plan.

Gourmet Kitchens

Cabinetry:

- Custom designed contemporary kitchen cabinetry from a premium kitchen supplier.
- Designer hardware.

- Generous kitchen island as per plan.
- Pantry on main floor to have pinned doors with 2 bottom rollouts.
- Microwave shelf for main floor kitchen.
- Full-depth cabinet over fridge on main floor.
- Higher upper cabinets with crown moulding to bulkhead/ceiling, as per plan.
- Appliances (fridge, stove, microwave and dishwasher) not included in main floor kitchen.

Countertops & Sink:

- Quartz countertop in main floor kitchen and laminate countertop in basement kitchen. Both islands have an extended flush breakfast bar.
- Ceramic tile backsplash in kitchens.
- Stainless steel kitchen sink (undermount for main floor and drop in for basement).
- One-handle high arc pulldown kitchen faucet.

Additional Lighting and Range Hood:

- 2 pendant lights centered over kitchen island in basement and main floor.
- Undercabinet lighting with decora switch for main floor kitchen.
- Chimney Hood Fan for main floor kitchen.

Luxury Bathrooms

Vanity & Countertops:

- Custom designed contemporary vanities from a premium supplier in all bathrooms.
- Designer hardware on all vanities.
- Quartz countertop with 4" backsplash on back for primary ensuite (second floor). Laminate countertops with backsplash in all other bathrooms.

Shower & Tub:

- Primary ensuite (second floor) shower stall to include acrylic base with tiled walls and sliding shower door, as per plan.
- One piece fiberglass tub/shower enclosure for main and basement bathrooms as per plan.

Fixtures & Accessories:

- Ceramic toilets and modern bathroom sinks in all bathrooms (undermount for primary ensuite and drop in for all other bathrooms), as per plan.
- Posi-Temp faucets in shower stalls and tub/shower enclosures.
- One handle high arc faucet with drains in all bathrooms.

Additional Features:

- Mirrors in all bathrooms.
- Vanity lighting.
- Privacy locks on bathroom doors.
- Exhaust fans vented to the exterior in all bathrooms.
- Energy-efficient water-saving showers and toilets.

Electrical Features

Service & Outlets:

- 100-amp electrical service with circuit breakers for main floor/second floor. 100-amp electrical service with circuit breakers for basement.
- Heavy-duty cable and receptacles for stove and dryer.
- Dedicated outlets for microwave, refrigerator, washer and dishwasher.
- Split receptacles at counter level for small appliances.
- Ground fault interrupter (GFI) receptacles next to all vanities in all bathrooms, as per code.
- Electrical outlet raised in living/great room for future TV, where possible.

Exterior & Lighting:

- Weatherproof exterior electrical outlets protected by a ground fault interrupter (GFI) as per code.

- Interior LED pot lights throughout basement, main floor and in designated work-from-home area on second floor, as per plan.
- Shower LED pot light in all shower stalls.
- Ceiling mount light fixture in garage, common foyer, breakfast area, walk in closet, second floor bedrooms, upper hall and laundry area as per plan.
- White “Decora” style light switches and wall plates throughout.
- Black exterior light fixtures, as per plan.

Additional Features:

- Thermostat centrally located on main floor and basement.
- Smoke detectors and carbon monoxide detectors as per code.
- Forced air high-efficiency gas-fired furnace for main and upper floors. High efficiency electric baseboard heating in basement.
- Fully installed air conditioning serving main and second floor, sized by HVAC plan.
- Heat Recovery Ventilation (HRV) system. One unit for main and upper floors and one unit for basement.
- Tankless hot water tank (rental). One unit for main and upper floors (gas fired) and one unit for basement (electric).
- Separate mechanical room for main and upper floors and basement.
- Radon rough-in located in basement.

Plumbing Features

Water Heating & Fixtures:

- Water line for fridge.
- Anti-scald pressure and temperature balanced valves in all showers.
- Tee connection at kitchen sink for dishwasher.
- All interior sinks and faucets to have shut off valves under each sink.
- 2 exterior hose bibs (one in garage and one at rear of home).
- Sump pump located in basement.

Laundry Area

Fixtures & Appliances:

- Hot and cold laundry taps for washer.
- Heavy-duty wiring for dryer.
- Exterior exhaust for dryer.
- White laundry tub with faucet on main floor and basement

Storage:

- Custom designed upper cabinets in main floor laundry only.
- Laminate countertop over washer and dryer area on main floor with cabinetry to support countertop (washer and dryer not included).

Technology & Security

- Pre-wired with CAT6 (4 locations) for computer networking and RG6 (3 locations) for cable or future satellite service (service not provided by the vendor).

For Your Peace of Mind

Warranty:

- Tarion Warranty Corporation coverage:
 - 7 years – major structural damage.
 - 2 years – plumbing, heating, electrical systems.
 - 1 year – all other items.

NOTES AND CONDITIONS:

Specifications, terms and conditions are subject to change without notice E. & O. E.

The Purchaser acknowledges that the Residence will be constructed substantially in accordance with plans and specifications attached to this Agreement and in accordance with all applicable legislative standards, and that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. Construction in accordance with the foregoing shall constitute complete and absolute compliance with the Vendor's obligations in regard to all construction matters, and the quality and sufficiency hereof, including, without limitation, all mechanical, structural and architectural matters. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or its successors in title against the Vendor. Subject to ONHWP, the Vendor reserves the right to make changes to the plans and specifications and/or substitute materials provided, that such materials are substantially equal or better in quality to the materials so replaced, and the Purchaser shall have absolutely no claim or cause of action against the Vendor for any such changes, variances or modifications, nor shall the Purchaser be entitled to any notice thereof or compensation or abatement to the Purchase Price.