



Trailwoods

Detached Bungalows

Purchase price includes the following:

- Energy Star qualified homes certified by third party technician

Doors and Windows

- Low E Argon maintenance-free vinyl clad windows with split finish (white interior, colour exterior)
- Egress 47 x 35 basement windows(s) as per plan. Basement windows will have white interior and exterior finish.
- Screens on all operating windows and patio doors
- 8' insulated stainable fiberglass front entry door, exterior man doors will be insulated steel doors
- Signature design insulated garage doors

Exterior

- Stone and prefinished wood siding, soffit and fascia. Other materials as per architectural drawings and/ or with builder's approval
- Architecturally designed double laminate fiberglass shingles
- Choice of architecturally controlled and coordinated exterior colour packages with builder's final approval
- Gravel driveway
- Lot graded and fully sodded

Electrical

- Compact Fluorescent bulbs in all compatible fixtures
- Quality electrical light fixtures (preselected by builder), Décora light switches and receptacles
- 200 Amp. Electrical service with breaker panel and copper wiring
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 8 interior pot lights as per plan or as specified by purchaser
- Soffit outlet (as per plan) for seasonal festive lighting
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)
- Automatic garage door openers with two remote controls

Flooring

- 5/8" tongue & groove subfloors, nailed and screwed to floor joists
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- Quality broadloom carpet with high density underpad throughout as indicated on plan to be selected from Vendor's samples
- Hardwood flooring in great room and/or dining room as per plan

Foundation/Concrete

- Poured concrete basement walls and floor
- Precast front porch steps and concrete patio walkway

Insulation and Drywall

- House fully insulated, 2x6 wall assembly with R20 batt and 1" rigid insulation (nominal R25), attics blown-in R50, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation.
- Cement based backing board to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout except small closets
- Garage common walls with home to be insulated and fume proofed
- Garage to be drywalled to paint ready

Interior trim and Hardware

- Elegant 7 ¼" step baseboard and 3 ½" casing
- Series 800 interior doors (choice of style), Swing doors on closets (as per plan)
- Door hardware throughout in your choice of bronze or satin nickel lever handles
- Vanity mirrors in all bath and powder rooms
- Wire shelving in all bedroom and linen closets
- Main staircase features natural oak handrails stained in medium tones and stringers with carpeted treads and risers. Oak handrails from main floor to second storey areas (as per plan) stained in medium tones.

Kitchens

- Cabinetry and countertops to be selected from standard samples provided by Vendor
- Granite countertops with under mount double stainless sink with single lever faucet
- Under cabinet lighting with 2 ½" valance
- Extended height upper cabinets
- Ceramic tile back splash (as per vendor's samples)
- Microwave shelf (as per plan)

Laundry / Mudrooms

- Undermount stainless steel laundry sink with single lever faucet, base cabinet and granite countertop (as per plan) where laundry sink is located on main floor
- Taps and drain for washer, dryer vent rough-in
- Upper cabinets over washer and dryer as per plan (choice from vendor's samples)





Mechanical

- Highly efficient natural gas, forced air furnace with ECM motor and modulating gas burner
- All trunk ducts and take-offs within heated boundary are sealed
- Merv 10 furnace filter
- Central air conditioning
- Energy Recovery Ventilator with platinum controls (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior,
- Vent provided for future exhaust in basement bathroom rough-in
- Upgraded range exhaust fan in kitchen vented to exterior (available in white, black)
- Natural Gas fireplace. Stone hearth to mantel with rustic wood mantel
- Natural Gas BBQ rough-in at rear of home

Miscellaneous

- 9' main floor ceiling height or as per plan
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- Surveyor's Real Property Report is prepared for the Purchaser at closing
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do.
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule D will be included in the construction of the home unless specifically agreed to in writing by the Vendor
- Due to strict Energy Star requirements there may be restrictions on window glass area

Painting

- All finished trim to be painted with enduring semi-gloss paint
- Walls to be painted a choice of 3 colours (selected from vendor's standard samples)(3 coats: 1 primer, 2 finish coats)

Plumbing

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with local supplier
- Drain water heat recovery pipe installed in waste water stack in basement
- 5' acrylic bathtub enclosure c/w shower (as per plan)
- Master ensuite to include tiled shower and base with frameless glass enclosure. Shower to include pressure/temperature control valve (as per plan)
- Master ensuite to include vanity with under mount basin(s) and granite countertops (choice from builders samples)(as per plan)
- Quality two handle faucets throughout with matching bath accessories
- 2 exterior frost free hose bibs
- Shut-off valves on all sinks and toilets

Rough-ins

- Rough-in for category 5E telephone line to maximum of 5 locations
- Rough-in for cable television with RG6 coaxial to a maximum of 5 locations
- Rough-in for dishwasher
- Rough-in for future 3 piece bathroom in basement (waste pipes only)(as per plan)
- Rough-in for water softener in water lines only
- Rough-in for central vacuum terminated in garage

Warranty

- All Homes are warranted by Tarion with 7 year coverage against major structural defects*

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially

October 20, 2016

