

Schedule A

Quality Standard Features



Exterior Home Features

- Colour co-ordinated quality vinyl siding with pre-cast stone with return around corners, and/or brick from builder samples as per elevation
- **Paved driveway**
- Gable end type roofs to be vinyl siding
- Virtually maintenance-free aluminum soffits, fascia, eaves troughs, and downspouts
- Entire lot, front and back, to be fully graded and sodded
- Treed areas may be left in natural state (where applicable)
- Walkways to be concrete slabs and laid, as per plan
- **Self-sealing limited lifetime asphalt roof shingles with metal valley flashing installed on plywood**
- Sliding glass patio doors or garden door as per plan
- **Insulated steel sectional roll up garage door with window inserts, as per plan**
- Screens on all opening windows
- **Windows double-glazed vinyl casements/double hung. Energy Star rated**
- **Basement sliding windows to be 30" x 24" structural vinyl, grade permitting**
- Steel clad insulated exterior main door with weather stripping (excludes patio door)
- **Two exterior freeze resistant water tap outlets, one in garage, one at rear of house**
- Two exterior weatherproof ground fault protected electrical outlets, located at front door and rear patio
- Windows & doors sealed with quality caulking
- Quality exterior light fixtures & door chime
- Pressure treated rear grilling decks 5' x 8' or 6' x 6' precast patio as per grade
- Poured concrete front porch and optional rear porch as per plan subject to grading

Interior Appointments

- **Oak stairs, handrail and pickets all main floors, to 2nd floor, and carpeted stairs to basement as per plan**
- Ceramic tile flooring up to 13"x13" in front foyer, kitchen, powder room, washrooms and main floor laundry, as per plan
- **Engineered hardwood flooring in main floor living areas not designated tile or broadloom (Bedrooms excluded)**
- Quality 40oz broadloom in designated areas, bedrooms, bedroom halls and lofts
- **Smooth ceilings throughout finished rooms.**
- All interior walls will be finished with 2 coats including primer coat, designer colours from Hedge Road Landing palate, one color to be selected throughout
- **Trim door casing to be 3" with backband combo and 5 1/4" colonial baseboards**
- **All interior room doors to be upgraded 2 panel style with brushed stainless lever handles.**
- Closets to be framed and trimmed unless otherwise shown. Closet doors to be upgraded 2 panel or sliding doors, as per plan
- **9-foot ceilings on main floor** and sloped to 8-foot ceilings on upper loft areas and standard basement height

Technology

- **Pre-wired with latest technology cabling including wide band width video and high-speed data**
- 2 cable television prewired locations
- 2 telephone prewired locations
- Seasonal exterior soffit receptacle with interior switching
- 3 USB/Outlet combination plugs

Laundry Room/Mud Room

- Heavy duty electrical outlets for washer and dryer with exterior venting for dryer where plan permits
- Drain and water connections for washer, laundry tub as indicated





Hedge Road Landing

Jackson's Point

Kitchen Features

- **Tall upper cabinetry** offered in a variety of finishes, styles, and colours
- Islands, breakfast bars, pantries as per plan
- **Quartz countertops from builder samples**
- **Double under mount stainless steel sinks with single lever faucet with pull down nozzle**
- Rough in plumbing and electrical for dishwasher as per plan
- Two speed exhaust stainless colour hood fan with venting to outside over stove area
- Where possible homes will be built with no bulkhead above upper cabinets

Bathroom Features

- Bathroom fixtures to be all white ceramic or porcelain fixtures
- **Quartz countertops with undermount sinks**
- Pedestal sink to be installed in powder room
- Soaker tub as per plan
- **Ceramic wall tile in tub and shower enclosures to ceiling height**
- **Master bathroom features ceramic shower with glass as per plan**
- **Pressure balance valves in all showers**
- Mirrors included in all bathroom and powder rooms
- Single lever faucets in all bathrooms in polished chrome
- Ceramic bathroom accessories to include towel bar or towel ring and toilet tissue holder
- Privacy locks on all bathrooms
- HRV simplified method - Heat Recovery Ventilation unit

Lighting & Wiring

- Smoke and Carbon Monoxide Detector installed as per Ontario Building Code
- White Decora switches and receptacles in finished areas
- 100-amp electrical service, circuit breaker panel and copper wiring throughout
- Heavy-duty wiring and receptacle for stove
- Light fixtures in all rooms with capped ceiling outlet over dining area
- Thermostat wired for furnace and air conditioner

ENERGY RELATED

- Homes to be built ENERGY STAR® qualified
- R60 attic insulation, R31 in vaulted ceilings, R24 wall insulation above grade and R13 wall insulation below grade. Spray foam insulation for living space above garage
- Energy Star windows, vinyl casement or double hung.
- Two-stage, forced-air, high-efficiency natural gas furnace
- High-efficiency gas-fired hot water heater on rental basis
- Energy-efficient water saving showerheads and toilet tanks
- Programmable thermostat for energy savings

Rough ins for Future

- Ducting sized for future central air conditioning
- Rough-in 3-piece bathroom in 50 ft. basement as per plan
- Dishwasher opening in cupboards as per plan
- Central vacuum



Hedge Road Landing Jackson's Point

Additional Superior Construction

- Poured concrete foundation wall, protected with damp proofing and wrapped with drainage membrane
- Engineered floor system for more silent floors
- All sub floors screwed down and joints sanded for a very silent floor

General Construction

- Poured concrete basement and garage floors
- Poured concrete basement walls
- Sump pump.
- Poured concrete garage floors.
- Pre-primed steel beam support in basement.
- 5/8" tongue & groove sub-flooring.

Quality water supply pipes and ABS drains throughout 2"x 6" wall construction.

Purchasers to have choice of colours & materials from available Vendor's samples for the following unless already ordered or installed:

1. Ceramic floorings, as per plan
2. Quality 40 oz broadloom wall to wall in designated areas, lofts and bedrooms.
3. Stainless coloured stove hood fan
4. Custom made kitchen/bath cabinets and countertops

Warranty

- Registered builder with Tarion. 1-year, 2-year and 7-year warranties as per Tarion.
- Purchasers agree to pay Tarion enrollment fee and HCRA fee on closing as an adjustment.

NOTE:

- a) Architecturally selected and controlled exterior colour packages.
- b) Colour selections and upgrade options to be made at the Design Centre from available Vendor's samples - all selections are final.
- c) Purchaser may be required to reselect colours and/or materials from Vendor's samples as a result of unavailability or discontinuation.
- d) Homes may be sited standard or reverse as engineering and grading conditions demand.
- e) Minor variations may occur from Vendor's floor plans, house elevations and samples.
- f) Location and size of windows and doors may vary with walk-out/deck conditions.
- g) All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.
- h) Appliances purchased through the Builder are supplied and placed, but not installed.
- i) Clothes dryer vents are provided through walls or through main exterior. Purchasers are responsible to attach vents to dryer.
- j) Square footage measurements are calculated using the formula set out by Tarion Warranty Corporation.
- k) Materials and specifications are subject to change. E. & O.E.

May 2024

Prices and specifications are subject to change without notice. E. & O.E.