



## QUALITY APPOINTMENTS

### Schedule "F"

### 35' & 40' Series

#### Exteriors:

1. Windsong North is an architecturally controlled neighborhood encouraging architectural design, which is compatible with and complementary to the established character of Markham.
2. House sitings and exterior colors are selected, controlled and shall be approved by the Control Architect.
3. Elevations include clay brick, manufactured stone details, low maintenance vinyl siding and soffits. Aluminum fascia, eavestrough and downspouts, low maintenance vinyl coated railings, manufactured architectural features, all exterior finishes and details where indicated and as per model selected.
4. Self sealing shingles (25 year limited manufacturers warranty).
5. Entry resistant framing on all perimeter entry doors, excluding patio doors.
6. Steel clad insulated entry and exterior door(s) with weather stripping and deadbolt lock, excluding patio doors where applicable.
7. All vinyl casement windows are color coordinated with exterior color packages, excluding basement windows. Basement windows to be all white vinyl sliders. All windows to be caulked with premium caulking. All operating windows are fitted with screens, including patio door.
8. Sliding patio doors as per model selected.
9. Sectional overhead garage door(s) as per model selected, color coordinated with exterior color package including heavy-duty springs and long-life low maintenance hardware. Complete electrical outlet for future garage door opener(s).
10. Garage access door (man door) to house where grade permits, includes a dead bolt lock.
11. Entire lot sodded (except treed areas where applicable), precast steps, patio slab walkway and rear patio.
12. Two exterior water taps, one in garage and one at the rear of the home.
13. Two exterior weatherproof electrical outlets with ground fault interrupter, one at the rear and one at the front of the home.
14. Front entry gripset, including dead bolt. Plaque style address plate, black exterior coach lamp(s) as per model and elevation selected.
15. Vendor to complete driveway asphalt with two coats, base and finish.

#### Structural Details:

1. Poured concrete foundation with high performance exterior wall drainage membrane.
2. Engineered floor system with 5/8" tongue and groove sub floor, with edges sanded prior to the installation of floor finishes.
3. Exterior 2'x6' wall framing completed with batt insulation and 1/4" exterior wall sheathing.
4. Poured concrete porch as per plan. Concrete garage floor with re-enforced grade beams and wire mesh.
5. Main floor ceiling height approximately 9'.

#### Kitchen:

1. Purchaser's choice of cabinets and laminate countertop from Vendor's standard selections.
2. Extended height upper cabinets in kitchen, dishwasher space provided with roughed in connections for drains and wiring. (Wire will not be connected to electrical panel).
3. Stainless steel ledge back double compartment sink with pull out spray chrome colored faucet.
4. Heavy-duty electrical outlet for stove and counter height split receptacles for small appliances.
5. Two speed 6" exterior vented range hood selected from Vendor's standard samples.
6. Custom designed breakfast bar as per model selected.

#### Baths & Plumbing:

1. Purchaser selection from Vendor's standard samples of tile for the tub(s) and shower enclosures. Tiled ceiling of shower enclosure included. All shower controls include pressure balance feature.
2. Shower doors and interior light included with all shower enclosures.
3. Decorator styled single lever faucets for all vanity sinks and tubs. Oval and soaker tubs include two-handle roman spout. Purchaser's selection from Vendor's standard samples of tile for the tub face deck and a two-row backsplash.
4. Pedestal sink in powder room including decorator styled single lever faucet, Purchaser's choice of white or bone color.
5. All vanities feature make up bar lighting in a chrome finish and full width mirror.
6. Shut off valves for all toilet and vanity basin water supply lines.
7. ABS drains and poly water lines.
8. Bathroom accessories include towel bar, toilet tissue holder and soap dish.

#### Laundry:

1. Heavy-duty laundry tub with two-handle tap and shut off valve for washing machines.
2. Heavy-duty electrical receptacle for dryer. Exterior vent cover for dryer provided.

#### Interior Trim:

1. 35' Series- staircase with oak handrail, pickets with oak veneer stringer, finished in a clear varnish finish.
2. 40' Series- staircase with oak handrail, pickets, treads with oak veneer stringer and risers, finished in a clear varnish.
3. Standard knee walls, half walls, ledges and window seats capped and painted in an off white color.
4. Colonial style moulded interior doors throughout finished areas.
5. Colonial 4" baseboard and coordinated 2 3/4" door and window casing. Doorstop trim installed in all tile areas.
6. Integrated coated wire shelving and clothes hangers in all closets. Linen closets where applicable includes 4 wire shelves.
7. Interior colonial style hardware in a satin nickel finish including hinges.
8. Mirrored sliding doors at front entry closet as per plan selected.

#### Electrical:

1. 100 Amp service panel with circuit breakers. All wiring completed in accordance with the Ontario Electrical Safety Code.
2. Electrical outlet(s) in all bathrooms and powder room include ground fault interrupter. Bedroom plugs include arc fault circuit interrupters.
3. Overhead ceiling fixture in kitchen/breakfast area, dining rooms, hallways, bedrooms and above grade laundry area. Living and family rooms include switch-controlled receptacles. Switch controlled lighting in basement areas.
4. Smoke detectors installed as per the Ontario Building Code, complete with carbon monoxide detector where a finished bedroom is located.
5. Electronic door chime at front door entry.
6. Roughed in RG-6 cable outlet in family/great room and master bedroom.
7. Roughed in telephone wire in kitchen, master bedroom and family/great room.
8. Roughed in vacuum outlets (all pipes drop to basement), including completed electrical receptacle in garage for future vacuum installation.
9. White toggle style switches and plugs.

#### Painting:

1. Latex paint on interior walls throughout finished areas, Purchaser's selection of one color throughout.
2. Interior trim and doors to be painted with a cool white semi gloss paint.
3. Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms and finished laundry room which shall be finished in a smooth ceiling. All closet ceilings shall be sprayed with a stipple finish without border.

#### Flooring:

1. Purchaser's choice of ceramic floor tile from Vendor's standard selection in foyer, kitchen, breakfast area, powder room, bathrooms and finished laundry where applicable as per plan selected.
2. 35 ounce polyester broadloom, one color throughout with 10mm chip foam under pad (excluding tiled areas). Purchaser's selection from Vendor's standard samples.

#### Energy Efficient Components:

1. Exterior walls to be completed with R-22 batt insulation, R-50 blown insulation in attic. Spray foam insulation applied to R-31 below exposed livable areas, rooms, overhangs, cantilevered areas.
2. Basement exterior walls to be insulated to full height (within 200mm of the basement floor) with R-12 insulation.
3. Low E windows with Argon gas filled thermo pane windows with warm edge spacer. Basement windows shall include Low E glazing.
4. High Efficiency AFEU 94% gas furnace.
5. Heat Recovery Ventilator (HRV) 60% EF sensible recovery, simplified installation interconnected with furnace.
6. Programmable Energy Star thermostat.
7. Direct vent gas fireplace with electronic ignition (where applicable).
8. High efficiency or RC80 Rinnai Condensing Tankless Hot Water Heater as selected by Vendor. Purchaser shall complete rental agreements prior to closing.
9. Ductwork sized for future air conditioning installation.
10. All faucets and showers to include increased water efficient technology.
11. Low-Flow Toilets.
12. Energy Star compliant bathroom exhaust fans vented to the exterior.

#### General:

Purchaser's choice of colors from the Vendor's standard samples provided they are not already ordered on the following: (a) Fixtures for the bathrooms, (b) Counter tops for the bathrooms and kitchen, (c) Choice of cabinetry for kitchen and bathrooms, (d) Paint for decorating of interior, one (1) color throughout, (e) Broadloom, one (1) color living room, dining and stairs and upper hall and lower hall (where applicable), one (1) color family room and one (1) color bedrooms. The Purchaser acknowledges that to accommodate entry doors from the garage to the house, the floor may be lowered or the door may be eliminated due to grade conditions. The Purchaser shall accept minor modifications which the Developer or Municipality may require including walkouts, narrowed driveway entrances, decks, side porches or reverse layouts (mirror image) sitings. All plans and specifications are subject to minor modification from time to time, at the sole discretion of the Vendor and without prior notice. The Purchaser acknowledges and agrees that variations in color and shade uniformity may occur and that colors, patterns and availability of samples displayed in the Sales Centre may vary from those displayed and available at time of color selection. All items of modification shall be of equal or better quality and in accordance with Ontario New Home Warranty Act and its regulations. House types, streetscapes and sitings subject to final architectural approval by the Control Architect and or the Township of Markham.

The Purchaser acknowledges and agrees that the Purchaser is not relying upon any representation or warranty whatsoever arising out of any conversation with the sales representatives of the Vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale and this Schedule "F". The Purchaser further acknowledges that this clause has specifically been drawn to the Purchasers' attention prior to execution of this page and this Agreement of Purchase and Sale.