

# QUALITY FEATURES & FINISHES

## COMMON ELEMENT TOWNHOMES

### DISTINCTIVE EXTERIOR FEATURES:

1. Unique contemporary elevations utilizing brick and featuring accent exterior cladding as per applicable plans including a signature block on the dwelling containing the name Fernbrook Homes.
2. The exterior design of the home is architecturally controlled, preselected and approved, for the purpose of providing a harmonious streetscape.
3. Maintenance free aluminum downspouts.
4. Fully sodded lot at front.
5. Steel insulated sectional garage door.
6. Exterior hose bib in the garage.
7. Driveways to be finished with unit pavers.
8. Elegant & sophisticated, fibreglass front entry door with brushed chrome package including grip set with deadbolt lock and black coach lamps.
9. Metal insulated garage door to house, as per applicable plan, if grade permits. Should grading not permit the garage door, there will be no credit or otherwise issued to purchaser.
10. Cast in place concrete stairs and landings, as per plans.
11. All perimeter exterior house walls to be 2" x 6" stud construction.
12. Municipal bronze address plaques.

### SPECTACULAR INTERIOR FINISHES:

13. 9' ceilings on main floor and ground floor, and 8' ceilings on third floor.
14. Smooth ceilings throughout finished areas.
15. Choice of three (3) interior quality paint colours from Vendor's samples. All millwork and doors painted accent white.
16. Stained oak stringer and nosing to stairs in all finished areas.
17. Elegant decorative steel spindles & upgraded handrails on all oak staircases with stain finish.
18. Rough-in central vacuum system.
19. Rough-in wiring for security system.
20. Tongue and groove subfloor screwed and glued to engineered floor joists. All subfloors refastened with screws prior to floor finishes.

### GOURMET KITCHEN FEATURES:

21. Custom designed 'Series 2' kitchen cabinets with extended upper cabinets. Choice of color & door style from Vendor's samples.
22. Two speed hood fan vented to exterior, white in colour.
23. Choice Vendor's level 1 Granite Kitchen Countertops with premium stainless steel undermount sink with upgraded vegetable spray pull-out faucet from Vendor's samples.
24. Ceramic (subway type) tiled backsplash.

### LUXURY BATHROOM FEATURES:

25. Custom designed 'Series 2' bathroom vanity cabinetry.
26. Marble countertop to be included in Master Ensuite to be selected from Vendor's level 1 marble samples, complete with undermount sink(s) as per applicable plan.
27. All other washrooms to include laminate countertops from Vendor's standard samples complete with white ceramic drop-in sink.
28. Glass shower enclosure complete with glass door and flush-mount vapour-sealed potlight as per plan.
29. All plumbing fixtures to be white.
30. Full width vanity mirror (42" high complete with strip lighting above included in all bathrooms and washrooms.)
31. Cement-board to shower enclosure walls and ceilings.
32. Cantrio faucet(s) in kitchen, all vanities, bathtubs and shower enclosures.

### FLOOR FINISH FEATURES:

33. Selection of pre-finished laminate flooring on ground and main floor including 3rd floor hall (except tiled areas and bedrooms).
34. 40 oz. polyester broadloom with 7/16" chip foam underpad to bedrooms.
35. Imported 12"x 24" porcelain floor tiles to tiled areas, as per plan. (or choice of hardwood in kitchen and breakfast).
36. All shower floors include 2"x2" mosaic ceramic tile with 8"x10" ceramic bathroom wall tiles (from Vendor's samples).

### WINDOWS, DOORS AND MILLWORK:

37. 800 Series, Classique or Carrera 6'-8" high hollow core doors to main and third floor.
38. 5" MDF Baseboards with 3" pine casing including integrated backbend.
39. Elegant lever hardware in satin nickel finish with matching hinges, from Vendor's samples.
40. Vinyl, Low-E, argon-filled Energy-Star certified windows.

### LIGHTING & ELECTRICAL:

41. Standard light fixtures to front and rear door(s) where applicable, from Vendor's samples.
42. Exterior water proof electrical outlets at front porch and rear balcony.
43. Standard light fixtures provided throughout finished areas except in living room and family room. Ceiling light fixtures included in all bedrooms from Vendor's samples.
44. Switch-controlled outlet in living room & family room.
45. White coloured decora style light switches, plugs and plates.
46. Ground fault interrupter protection for all bathroom(s) and powder room.
47. 100 amp breaker panel complete with copper wiring.

### CONSTRUCTION FEATURES:

48. Quality engineered high efficiency forced air gas furnace complete with central air conditioning.
49. R40 sprayed foam insulation in garage ceilings with living areas above.
50. Hot water recovery system.
51. High efficiency hot water tank (rental basis).
52. All water fixtures including faucets and showers to be high water efficiency.
53. Garage interiors to be fully-drywalled, primed and gas-proofed.
54. All interior paint to be certified low VOC.
55. Gas line installed at balcony.
56. Architecturally predetermined siting and exterior colours.
57. Survey provided on closing.
58. A private interior design consultation at the Design Studio by Fernbrook Homes.

### SECURITY AND SAFETY FEATURES FOR ADDED FAMILY COMFORT:

59. High quality locks with dead bolts on all exterior swing door(s).
60. Hinges and striker plates reinforced with extra-long screws.
61. Additional blocking at all exterior door jambs.
62. Carbon monoxide detector.
63. One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
64. All homes to have fire protection sprinklers for added safety.

### TARION NEW HOME WARRANTY PROGRAM COVERAGE:

Fernbrook Homes warranty backed by Tarion Warranty Corporation

### ONE YEAR WARRANTY

The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

### TWO YEAR WARRANTY PROTECTION

Water seepage through the building envelope, including the basement or foundation walls.

Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems.

Defects in materials and work in the exterior cladding, caulking windows and doors leading to detachment or serious deterioration.

Violations of the Ontario Building Code's health and safety provisions.

### SEVEN YEAR WARRANTY (major structural defects)

Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home.

Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

\*\* All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. All features and finishes, price and specifications are subject to change without notice. Please note: the ceiling heights stated are approximate. The height is measured from the upper surface of the sub-floor. Where ceiling bulkheads are installed (or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry room and hallways), the ceiling height will be less than stated. All available features are as per plan and may vary from suite to suite. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 2(b), apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.