



Paris Riverside Schedule 'A' Luxury Features

EXTERIOR:

1. **9' approximate ceiling height on first floor.** 8' approximate height on second floor.
2. Exterior designs are architecturally controlled.
3. Long life maintenance free aluminum or vinyl soffits, fascia, eavestroughs and down spouts.
4. Entry resistant framing on all swing style perimeter doors.
5. All roof areas to be covered with self-sealing **Limited Lifetime Warranty** asphalt shingles in architecturally blended colours. Side gables may be vinyl or aluminum.
6. Municipal address numbers to front elevation.
7. Insulated metal door with weather stripping to front entry.
8. Front entry door to have glass panel and/or transom window as per plan.
9. Maintenance free vinyl casement and single hung windows. Basement windows are sliders.
10. **All windows are Energy Star Qualified with low E glass and Argon gas filled.**
11. Sliding patio door with screen as per plan.
12. Quality caulking to exterior of all window and door openings.
13. Exterior switched plug in front soffit for "holiday" lighting, and two exterior weatherproof outlets plus plug in garage.
14. Two exterior water taps (one at rear or side and second in garage with interior shut-off valves).
15. Steel insulated raised panel sectional garage door(s) with glazed panels as per plans, equipped with heavy duty springs and rust resistant hardware.
16. Reinforced concrete garage floors with grade beams on double car garages.
17. Poured concrete front porch as per plan.
18. All exterior colour packages have been pre-approved by the controlling architect for a desirable streetscape.
19. Pre-cast slab walkway to front door and step at rear where required.
20. Lot is graded and sodded to Municipality requirements. Common side yards 6' or less may be finished with granular material.
21. Driveway to be paved with 2 coats of asphalt.
22. Maintenance free exterior aluminum railings as per plan or the Ontario Building Code.

KITCHEN:

23. Quality kitchen cabinets with dishwasher space provided, as per applicable plan.
24. Extended height upper cabinets 36"
25. Electrical outlets at counter level for small appliances.
26. Post formed counter tops from standard samples.
27. Heavy-duty receptacle for electric stove and dedicated receptacle for fridge. Dishwasher cabinet not provided
28. Stainless steel, two speed exhaust fan in kitchen over stove, vented to the exterior.
29. Stainless steel double kitchen sink with shut off valves.
30. Single lever faucet in kitchen with vegetable sprayer.
31. Electrical rough-in with water valve for future dishwasher (hook up not included even if appliances are included as part of the agreement).
32. Bulkheads where applicable.

BATHS:

33. Chrome single lever washer-less faucets for all bathroom vanities and shower stalls. Pop up drain stoppers in bathroom and powder room sinks.
34. All showers to receive pressure balanced faucets. Sinks to have shut off valves.
35. Pedestal sink in powder room, as per applicable plan.
36. Exhaust fan vented to the exterior in bathrooms and powder room.
37. Quality white plumbing fixtures in all bathrooms and powder room.
38. Quality vanities in all bathrooms as per plans.
39. Vanity counter tops to be selected from Vendors standard samples.
40. Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Showers include ceiling. Drop in tubs to get 2 rows of wall tile above the tub deck.
41. White ceramic accessories in bathrooms and powder room.
42. Mirrors and make up bar lighting in all bathrooms and powder room.
43. Shower stalls to have Den-Shield or equivalent to walls and ceilings.
44. Bathtubs with showers to have Den-Shield or equivalent to approx. 32" above the tub. Drop ceiling over bathtubs and showers.
45. Shower stalls to get a synthetic marble threshold (as per applicable plan) complete with water resistant light fixture on a separate switch.
46. **Water saving toilets and low flow shower heads.**
47. Privacy locks on all bathroom and powder room doors. Only neo angle with chrome shower door and pebble glass

LAUNDRY:

48. Single laundry tub with separate drain and faucets for washer and venting sleeve with cap for dryer, as per applicable plan.
49. Any laundry room on the second floor will have a curb and drain (as per applicable plan). Tubs in finished areas will have shut off valves.
50. Heavy duty electrical outlet for dryer and outlet for washer.

HEATING/INSULATION:

51. Quality engineered forced air heating system with ducting sized to accommodate future central air conditioning.
52. **High efficiency tankless hot water heater on a rental basis.**
53. **Energy Star qualified furnace. (Min. AFUE of 96%)**
54. **Energy Star qualified HRV (Heat Recovery Ventilator) with min. 75% efficiency.**
55. **Exterior walls above grade to be 2x6 construction.**
56. **Floors over unheated spaces to have R31 min spray foam insulation.**
57. **The shim gap around windows and doors will be injected with spray foam insulation to help reduce air leakage.**
58. **Attic insulation to be R60 (nominal), R22 insulation in above grade walls and R20 insulation to basement walls.**

INTERIOR FINISHES:

59. Two Panel flat interior passage doors throughout finished areas. (Purchaser's choice of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
60. Elegant solid oak handrail and pickets on stairwells to finished areas.
61. Stairs to have oak veneer stringers with carpeted treads and risers. All oak to have a clear finish.
62. Brushed nickel style finish lever handles and hinges on all interior doors in finished areas, including grip sets with dead bolt lock as per plan on front entry, full jambs. Hinges will not be painted.
63. Upgraded 2 3/4" trim on all swing style doors, flat archways up to 7" deep and windows in finished areas.
64. Upgraded 4 1/8" baseboard to all finished areas with paint grade profiled doorstop trim in all tiled areas.
65. Knee walls, ledges and widow seats to be capped with painted MDF trim detailing.
66. Mirrored sliding closet doors as per plan.
67. Wire shelving installed in all closets.
68. California knock down ceilings except laundry, kitchen, bathrooms

ELECTRICAL:

69. 100 amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
70. Ceiling light fixtures provided throughout finished areas including all bedrooms (with the following exceptions): rooms having sloped or ceilings over 10' that span the entire room are to have a switch controlled receptacle only. Living rooms will have a switch controlled receptacle only. Quality black cast aluminum coach lamps to front entry and garage as per applicable plans. Also rear and side door where applicable.
71. Decora style switches and receptacles in finished areas. USB port in kitchen and one in the master bedroom.
72. Interior door chime for front door and side door if applicable, smoke detector and carbon monoxide detector provided.
73. Rough-in for Cable T.V. one in master bedroom and one in the family room (or great room, locations determined by Vendor.
74. Rough-in for bell - one in kitchen, family or great room, (or living room if no family or great room) and all bedrooms, location determined by Vendor.
75. One electrical outlet in garage for each parking space and one outlet on the ceiling for future garage door opener. One ceiling light is also provided.

PAINTING:

76. All interior walls to be painted. Purchaser to have a choice of 2 paint colours throughout from Vendors standard samples. Kitchen bathrooms and laundry rooms to have a semi gloss finish. All trim and doors to be painted with a semi gloss white accent paint.
77. California knockdown stipple ceilings with pointed border in all rooms except for kitchen, breakfast, bathrooms, powder room and laundry room which have smooth ceilings. Walk in closets have stipple ceilings only. Small closets will have smooth ceilings.

FLOORING:

78. Imported ceramic tile flooring 12"x24" or 18"x18" ceramic floor tile in foyer, kitchen, breakfast area, main hall, laundry, powder room and drop in bathtub decks as per applicable plan.
79. Berber carpet with 3/8" chip foam underpad with choice of colour from builders standard samples (Excluding tiled areas).
80. **Engineered floor joists with 5/8" OSB subfloor. Subfloors are nailed, glued and screwed down.**
81. **3/8" plywood roof sheathing (not OSB).**
82. Concrete basement floor with drain.

ALSO INCLUDED:

83. Garages fully drywalled, 1 coat tape
84. Rough in for central vacuum system, minimum two outlets (dropped to basement).
85. Rough in for alarm system.
86. Basement walls wrapped with Delta MS (or equivalent) drainage layer to help keep basement dry.
87. Poured concrete basement wall complete with weeping tile.
88. All ducts to be professionally cleaned.
89. Survey provided at no additional cost.
90. Entry door from garage to interior (where grade permits) with safety door closer and keyless entry hardware as per plan. No credit if not allowed by zoning regulations. (If optional, extra charges will apply).

WARRANTY

- Crystal Homes and 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.

SEVEN YEAR WARRANTY PROTECTION (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.

