

ALL BRICK

SummerGlen Meadows Quality Features

CENTRAL AIR CONDITIONING**Dramatic Exteriors - An all brick, architecturally controlled community.**

1. An all brick, architecturally controlled community. Premium quality clay HANSEN BRICK, premium quality ARRISCRAFT stone and ARRISCRAFT stone brick as per elevation.
2. Aluminum fascia, soffits, eavestrough, downspouts. Other architectural features, as per elevation, include pillars, keystones, frieze boards, stonework and brickwork details, precast stone sills, architectural siding, shutters, painted woodwork and stucco board (per elevation).
3. Many home styles include covered front porches or porticos, with poured concrete decks, finished on structural foundations, as per plans.
4. Steep roof pitches enhance these architecturally controlled home designs.
5. Elevation 'A' and 'C' include high-grade self-sealing 20 YEAR roof shingles.
6. Elevation 'B' is an architecturally upgraded elevation, including 'Renaissance' 25 year upgrade textured shingles, Arriscraft stone accents, quoin stone surrounds, and various other upgraded exterior architectural features (as per each individual 'B' elevation).
7. Poured concrete basement walls protected with a superior drainage membrane, over heavy duty damp proofing, with perimeter weeping tile.
8. Poured concrete garage floors have steel and concrete grade beams and additionally, dedicated footings with vertical concrete beams to support the garage floor.
9. An insulated sheathing exterior wall with kiln-dried lumber, to address thermal bridging, endorsed as a "Better Building Method" by the Ontario Ministry of Housing (an 18% warmer wall than as standard 2" x 6" construction).
10. Superior kiln dried lumber used in house walls for straighter walls and fewer nail pops.
11. All subfloors are 5/8", sanded, nailed and screwed to floor joists.
12. Basement, exterior walls and attic insulation to new Ontario Building Code requirements. Finished areas over garages are insulated with spray foam, resulting in a much warmer floor than provided with batt insulation.
13. Entire house sealed on exterior walls with heavy duty vapour barrier.
14. All windows and doors fully spray foamed (except basement windows), caulked and red taped to eliminate drafts.
15. Quality maintenance free, all vinyl thermopane casement windows and all vinyl thermopane slider windows. All front elevation windows to be operable and non-operable casements (with transom(s) or palladian(s), as per plan), with built-in colonial grills. Framed screens included. Basement windows are silled thermopane vinyl sliders, with screens.
16. Embossed insulated steel front entry doors, fully weather-stripped with thermal inserts and/or sidelites and/or transoms, as per elevation, with deadbolt lock.
17. Insulated exterior garden patio doorset with full size thermal glass or maintenance free all vinyl sliding patio door, as per plan.
18. Raised panel wood sectional roll-up garage door(s) with decorative window inserts (as per elevation), including heavy duty springs and rust resistant hardware.
19. Pre-cast concrete walkway to front door. Pre-cast concrete slabs at patio or sliding door with pre-cast concrete step (if grade permits). Crushed stone driveway.
20. Two hose connections, one at rear/side, one in garage, each with interior shut-off.
21. All lots are completely graded and fully sodded, boulevards included.

Elegant Interiors - The Heart of the Home

22. (Nine) 9' main floor ceilings on 40', 45' and 50' lots. Cathedral ceilings and vaulted ceilings as designated on each floor plan.
23. Quality imported ceramic floor tile (12" x 12" or 13" x 13") in main entrance foyer, all bathrooms, ensuites, powder room, laundry (mudroom/laundry), kitchen (& dinette/breakfast) and servery. Quality 35 oz broadloom in all other finished areas, including main stairs, with 7/16" chip foam underpad.
24. Elegant oak pickets and railing in natural finish with oak handrail down and on open stairwells (as per floorplan). All pickets on main floors and 2nd floors are installed on solid oak nosing for a 'clean' carpet finish at railings. Circular stairs have oak veneer stringers, finished natural.
25. Purchaser's choice of distinctive '800' or 'Classique' series interior swing doors with colonial baseboard and casings.
26. Closet doors are '800' or 'Classique' series doors. Mirrored closet doors and louvered closet doors are noted as a feature on specific floorplans. Prefinished vented shelving in all closets.
27. Polished brass finish interior doorknobs.

28. Many house styles feature a number of beautiful wood interior columns, full height or on low or half walls, as per plans. Low walls and half walls are wood trimmed and wood capped.
29. All finished area standard archways are fully trimmed.
30. Builder supplied standard ceiling/wall lighting fixtures in all finished rooms and hallways. Dining room ceiling fixture location capped for future light fixture. Switch operated plug outlet in living/formal room (where applicable).
31. Quality primer and paint on all finished walls (smooth ceilings painted white), purchaser's color choice (from builder's samples). Doors, pillars, trim, baseboard and casing, capped low & half walls are painted white semi-gloss.
32. Decorative sprayed textured ceilings with smooth border (except closets) in all finished areas except kitchen, bathrooms, main and second floor laundry rooms and specific coffered ceiling areas which will be smooth finish.
33. White receptacles and switches throughout. Door chimes wired and supplied.
34. Gas fireplace, complete with glass panel, gas log, wall switch, finish trim and white finish wood cabinet surround with mantle.

Bright Kitchens - Luxurious Bathrooms - Plumbing - Electrical

35. Copper water pipes for both hot and cold, and ABS drains throughout.
36. Quality kitchen cabinetry in an extensive range of traditional furniture finish and contemporary designs with a wide selection of laminate countertops.
37. Pantries and/or islands are a standard feature in most plans.
38. Most kitchens provided with a flat or raised breakfast bar as per plan.
39. Bank of drawers installed in every kitchen.
40. Fridge gable end where applicable as per plan.
41. Built-in microwave shelf, with separate circuit electrical outlet, as per plan, or provisions made for Purchaser's future space-saver microwave (over stove, with separate circuit).
42. Range hood fan, exhausted to exterior (when the Purchaser has not elected to have provisions made for a 'future' space-saver microwave as noted above). Principal ventilation fan, exhausting to exterior.
43. Dedicated electrical outlet for fridge and split electrical outlets at counter level for small appliances.
44. Rough-in space for dishwasher provided with rough-in electrical supply and sink drain bib for future simple dishwasher drain connection.
45. Double stainless steel ledgeback kitchen sink with Moen brand single lever washerless controls.
46. Heavy-duty wiring and receptacle for stove to Ontario Hydro specifications.
47. Quality bath cabinetry in an extensive range of traditional and contemporary designs with laminate countertops. Ensuite vanities include drawer(s).
48. Showers: most are oversized with seating, of varying style, some of which include ceramics, acrylics, glass, marble and combinations thereof. All 3 sided ceramic walled showers have dedicated light on switch.
49. Showers include anti-scalding positemp pressure/temperature balance valves.
50. Quality ceramic tiles to ceiling or ceiling bulkhead of bathtub/roman/soaking tub when a shower feature exists.
51. Roman/soaking tub (stand-alone) provided with ceramic deck & step (where applicable) with ceramic backsplash (as per plan).
52. White plumbing fixtures in all baths and powder rooms, with white ceramic accessories.
53. Full width vanity mirrors installed; privacy locks on all bathroom doors.
54. Bathroom faucets are single lever washerless MOEN controls. Pop-up drains in bathroom sinks and tubs.
55. Pedestal sink in powder room.

56. Dens-Shield board (not drywall) used as tile backing in lower tub and shower walls.
57. Water closet tanks are insulated to minimize any condensation.
58. Laundry rooms include connections required for washer and electric dryer hook-up including dryer vent to exterior, heavy duty dryer wiring to Ontario Hydro specifications.
59. Main floor or second floor laundry room include either a laundry base cabinet with laundry basin, or a free standing laundry tub (as per floor plan). Where no basin or tub is shown, a laundry tub will be provided in the basement.
60. Rental natural gas hot water tank installed.
61. 100 amp electrical panel with circuit breakers (32 circuit capacity for future expansion) and copper wiring throughout.
62. Electrical outlet placed for supply to future garage door openers. Two additional electrical outlets in garage.
63. Hardwired carbon monoxide detector for bedroom areas and hardwired smoke detector on each floor.
64. Ground fault interrupter protected kitchen and bathrooms.
65. Bedroom hydro outlets are arc-fault circuit protected.
66. Two weatherproof GFI electrical outlets, one at rear/side, one at front.

Central Air Conditioning, Rough-Ins and Technical Components

67. Fully complete central air conditioning system included in every home.
68. High efficiency natural gas forced air furnace.
69. Rough-in for central vacuum system provided, with covers, on each finished floor. Future access to system made available in unfinished area.
70. Rough-in alarm system.
71. Rough-in five (5) phone (Cat 5e wire), 3 cable TV outlets (RG6 wire), 1 data (2-Cat5e, 1 RG6 wires).
72. Telephone feed from exterior demarcation box to hydro panel for simplified service-provider connection.
73. High-tech infrastructure composed of advanced smart wiring technology to support business and family use consisting of multiple high speed data cables distributable to cable/satellite ports, telephone outlets and video and computer networking capabilities. A free consultation with a professional technology consultant for all your technological needs including home automation, video monitoring, ethernet wiring, home theatre and other tech requirements are provided.

Professional Decorator Assistance

Professional decorator assistance is available for a free consultation for your selection of interior components, including kitchen/bathroom cabinetry/countertops, kitchen hardware, floor tiles, wall tiles, broadloom, interior paint, and a wide range of optional features.

Warranty

Tarion Warranty Corporation (formerly Ontario New Home Warranty Program) one, two and seven year warranty protection.

Notes:

1. All levies and hook-up costs (water/water meter, sewer), tree planting fees, survey fees, under ground hydro, phone, cable and natural gas installations are included.
2. Due to grading conditions and municipal requirements the number of steps at front, rear and garage access may vary.
3. Ceilings and walls may require modification to accommodate mechanical systems.
4. For display purposes, grid floorlines on floorplans may extend beyond areas defined by #23.
5. Steel columns in basements (where applicable) may not be shown on each plan.
6. Main floor exterior railings are provided only as required pursuant to the provisions of the Ontario Building Code.
7. The location of basement windows, furnace, hot water tank may vary from that shown on plan.
8. If any updates to this Schedule "A" have been incorporated, such updates will be noted on Schedule "J".
9. This Schedule "A" forms part of, and is to be read with, the attached Purchase Agreement.

FINEFIELD HOMES