

LORA BAY

Lora Bay

The Cottages Collection

Detached Bungalows

Purchase Price Includes the Following:

- Energy Star qualified homes

WARRANTY

- All Homes are warranted by Tarion with 7-year coverage against major structural defects*

FOUNDATION/CONCRETE

- Poured concrete basement walls and floor
- Cut stone front porch steps and patio stone walkway

DOORS AND WINDOWS

- Low E Argon Triple Pane maintenance-free vinyl clad white windows
- Egress 47 x 35 basement windows(s) as per plan.
- Screens on all operating windows and patio doors
- 6'-8" insulated steel front entry door, exterior man doors will be insulated steel doors
- Signature design insulated overhead garage doors

MECHANICAL

- Highly efficient natural gas, forced air furnace with ECM motor and modulating fan
- Electric air source heat pump for primary heating and cooling
- Right sized home comfort system with high wall supplies
- All trunk ducts and take-offs within heated boundary are sealed
- Merv 13 furnace filter
- Energy Recovery Ventilator with lite-touch controls (simplified installation)
- Programmable thermostat
- Exhaust fans in all bath and laundry areas vented to exterior,
- Vent provided for future exhaust in basement bathroom rough-in
- Range exhaust fan in kitchen vented to exterior (available in white, black)

PLUMBING

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental tankless gas hot water tank. The Purchaser acknowledges that the tankless hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with local supplier
- Drain water heat recovery pipe installed in waste water stack in basement
- 5' acrylic bathtub with skirt and three tiled walls to ceiling; c/w shower (as per plan)
- Master ensuite to include tiled shower and acrylic base with clear glass enclosure and chrome trim. Shower to include pressure/temperature control valve (as per plan)
- Master ensuite to include vanity with under mount basin(s) and granite countertops (choice from builders samples; as per plan)

- Quality two handle faucets throughout with matching bath accessories
- 2 exterior frost free hose bibs
- Shut-off valves on all sinks

ELECTRICAL

- LED bulbs in all compatible fixtures
- Quality electrical light fixtures (preselected by builder), Décora light switches and receptacles
- 200 Amp. Electrical service with breaker panel and copper wiring
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 6 interior pot lights as per plan or as specified by purchaser on a single switch
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)
- Rough-in for electric car charger with conduit from garage to electrical panel
- One Rough-in for tv conduit for wall mounted TV location including one recessed receptacle

ROUGH-INS

- Rough-in for CAT 6E telephone line to maximum of 4 locations
- Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
- Rough-in for dishwasher
- Rough-in for future 3 piece bathroom in basement (waste pipes only)(as per plan)
- Rough-in for water softener in water lines only
- Rough-in for Rogers Smart Home monitoring with CAT 6E wire and receptacle in foyer area
- Rough-in for future solar panels – conduit from attic to panel location, 60 amp disconnect to meter base

INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R24 batt and 2" rigid insulation (nominal R34), attics blown-in R60, cathedral ceilings R40, exposed floor insulation R43, full height R10 rigid insulation with 2x4 wall and R22 mineral wool batt insulation on all exterior walls for nominal R32 in basement
- Basement slab insulated with 2" of rigid insulation under the slab – nominal R10
- Cement based backing board to all bathtub/shower areas if ceramic wall tile installed

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- California ceilings throughout except small closets
- Garage common walls with home to be insulated and fume proofed
- Garage to be drywalled to paint ready

INTERIOR TRIM AND HARDWARE

- Elegant 5-1/2" colonial baseboard and 3-1/2" casing
- 2 Panel shaker style Cheyenne interior doors, Swing doors on closets (as per plan)
- Door hardware throughout in satin nickel lever handles
- Polished square edge vanity mirrors in all bath and powder rooms
- Wire shelving in all bedroom and linen closets
- Main staircase features natural oak handrails stained in light to medium tones and stringers with carpeted treads and risers. Oak handrails from main floor to second storey areas (as per plan) stained in light to medium tones.

PAINTING

- All finished trim to be painted with enduring semi-gloss paint
- Walls to be painted a choice of 3 builder white colours (selected from vendor's standard samples) (2 coats: 1 primer, 1 finish coats)

KITCHENS

- Cabinetry and countertops to be selected from standard samples provided by Vendor
- 3/4" Granite countertops with under mount double stainless sink with single lever faucet
- LED Under cabinet lighting with 2 1/2" valance
- Microwave shelf (as per plan)

LAUNDRY/MUDROOM

- Undermount stainless steel laundry sink with single lever faucet, base cabinet and granite countertop (as per plan) where laundry sink is located on main floor
- Taps and drain for washer, dryer vent rough-in
- Upper cabinets over washer and dryer as per plan
- (choice from vendor's samples)

FLOORING

- 5/8" tongue & groove subfloors, nailed and screwed to floor joists
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- Quality broadloom carpet with high density under-pad throughout as indicated on plan to be selected from Vendor's samples
- Engineered Hardwood flooring in great room and/or dining room as per plan from Vendor's samples

EXTERIOR

- Veneer Stone and prefinished wood siding, soffit and fascia. Other materials as per architectural drawings and/or with builder's approval
- Architecturally designed double laminate fiberglass shingles
- Satin nickel grip set and dead bolt with interior coordinating lever
- Choice of architecturally controlled and coordinated exterior colour packages with builder's final approval
- Gravel driveway
- Lot graded and fully sodded

MISCELLANEOUS

- 8' main floor & loft ceiling height or as per plan
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- Surveyor's Real Property Report is prepared for the Purchaser at closing
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do.
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule D will be included in the construction of the home unless specifically agreed to in writing by the Vendor
- Due to strict Energy Star requirements there may be restrictions on window glass area

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS- Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one-year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially.

January 15, 2018