



QUALITY APPOINTMENTS

SITE 2 – 3-STOREY FREEHOLD TOWNHOME DESIGNS

SCHEDULE 'A'

ELEGANT EXTERIORS

1. U.C. Towns in North Oshawa features Contemporary Classic and Modern Heritage architecture. All elevations, exterior colours and materials are architecturally controlled.
2. Elevation A features a brick and vinyl siding exterior, precast stone surrounds, heritage siding, frieze boards, and coloured mortar on front elevations, as per applicable model design.
3. Elevation B features a clay brick exterior, with soldier course, frieze boards, and coloured mortar on front elevations, as per applicable model design.
4. Superior 2"x 6" wood exterior house construction.
5. Metal insulated front entry door and metal insulated rear entry door with sidelite.
6. Low-e, argon filled vinyl thermo pane sliding glass patio doors, 6' wide, as per applicable plan.
7. Self-sealing high-grade laminate shingles, with a limited lifetime manufacturer's warranty.
8. Aluminum soffits, fascia, eavestroughs and downspouts.
9. Thermopane Low-e Argon fixed vinyl casement windows on lower, main and upper floors.
10. Maintenance free exterior columns, railings and pickets (as per applicable plan).
11. Decorative insulated steel panel garage door as per applicable plan. Interior garage walls to be drywalled.
12. Fully paved driveways with base coat and top coat of asphalt.
13. Two (2) exterior hose bibs, one in garage and one at rear of house.
14. Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard (as per plan).
15. Black House Numbers with Nickel plated Deadbolt, Gripset Entry on Front Door.

SPECTACULAR INTERIOR FINISHES

1. 9' ceiling height on lower floor, 9' on main floor, and 8' on upper floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).
2. Natural oak finish staircase with natural oak finish treads & oak veneer risers from lower to main floor and main to second floor.
3. Natural oak finish pickets, railing, stringer and nosing on stairwells in finished areas, as per applicable plan.
4. Upgraded 4" baseboard with 2 3/4" door and window casing.
5. Colonial raised panel interior doors, including closets, as per applicable plan.
6. Nickel finish interior door levers and hinges.
7. Purchaser's choice of colour of quality paint and primer on all interior walls, all interior doors and trim (from builder's samples).
8. Smooth finish ceilings on main floor.
9. Trimmed archways throughout, where applicable, as per plan.

DESIGNER KITCHENS

1. Purchaser's choice of deluxe cabinetry with granite countertop.
2. Upgraded 36" upper cabinets in kitchen.
3. Flush breakfast bar in kitchen, as per applicable plan.
4. Double bowl stainless steel undermount sink with single lever pull-out faucet.
5. Stainless steel exhaust hood fan over stove area, vented to exterior.
6. Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
7. Dedicated electrical outlet for refrigerator.
8. Split circuit electrical outlets at counter level for small appliances.
9. Stainless steel faced refrigerator, stove, hood fan and dishwasher.

LUXURIOUS BATHROOMS

1. Purchaser's choice of deluxe cabinetry and granite countertop.
2. Main bathroom to have tub with 8" x 10" ceramic tile to ceiling height.
3. Pedestal sink in powder room on main floor, vanity in powder room on lower level
4. Mirror in all bathrooms to be full width of vanity.
5. White oval sink with single lever faucets and pop-up drains.
6. Privacy locks on all bathroom doors.
7. Wall Sconce style lighting in all bathrooms and powder room.
8. Metal bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved metal shower rod in main bath.
9. Positemp pressure/temperature balance valves for all showers.
10. Shut off valve under each sink.

LAUNDRY AREAS

1. Laundry room located on upper level
2. Exterior dryer exhaust vent.
3. One laundry tub provided, as per plan.
4. Hot and cold laundry taps for washer and heavy duty wiring for dryer.
5. White stackable washer and dryer, as per plan.

FLOORS AND FLOOR COVERINGS

1. Imported ceramic 12" x 12" or 13" x 13" tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
2. 3/4" by 3 5/16" prefinished oak natural colour engineered hardwood flooring in Living Room, Dining Room, Main Hall, Great Room, Library and Upper and Lower Hall, and Rec Room.
3. Premium quality 35 oz. carpeting with 7/16" underpad in bedrooms, where applicable; Purchaser choice from Tribute's standard samples.

LIGHTING AND ELECTRICAL FEATURES

1. Capped outlet in dining room ceiling, as per plan. Ceiling outlets with builder supplied quality light fixtures for entry, hallways, kitchen, breakfast, rec room/other main floor rooms and all bedrooms, as per applicable plan.
2. Two weather proof exterior electrical outlets, one each at front and rear of home, one on terrace where applicable, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage, per garage door, for future door opener.
3. Electrical interconnected smoke detectors, on each floor, and in all bedrooms.
4. Carbon monoxide detectors with electrical connection in hallway of floor(s) with bedrooms.
5. White Decora style switches and receptacles throughout.
6. Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drop to basement or garage, as required.
7. Exterior Pot or Coach Lights (as per plan)

SMARTER HOME BY ENERCARE™

Your new Tribute Smarter Home includes:

1. Mobile App
2. Smarter Home Hub
3. Smarter Home Thermostat
4. HVAC Performance Monitoring
5. Smarter Home Water Leak Sensor (1)
6. Smarter Home Light Switch (3)
7. Smarter Home Video Door Bell
8. No monthly fee for 3 years

After 3 years equipment is the property of the homeowner.

Speak to your Décor Consultant for additional Smarter Home upgrades.

TECHNOLOGY AND MEDIA

1. Pre-wired technology including: Wide Band Width Video Cable and High Speed Data Cabling.
2. Choice of 8 locations for telephone/ethernet or cable TV/modem outlets.
3. Rough-in security includes wiring to all ground floor doors and ground floor operable windows, and 2 motion detector locations.

ENERGY CONSERVATION FEATURES

1. Forced air, high efficiency gas furnace @ 96% AFUE with ducting sized for future air conditioning. All heating and air conditioning ducts are cleaned prior to closing. Gas fired water heater on a rental basis.
2. Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
3. Exterior walls are insulated to R22 and attics to R60.
4. Spray foam insulation in garage ceiling below any habitable space above.
5. All building envelope perforations including doors and windows to be fully caulked.
6. Drain Water Heat Recovery pipe recovers 42% of waste heat that is going down the drain.
7. Energy efficient water saver shower and toilet tanks.

TARION WARRANTY CORPORATION COVERAGE

1. 7-years-major structural defects.
2. 2-years-plumbing, heating and electrical systems and building envelope.
3. 1-year-all other items.

All colour and finishing selections are to be made at Tribute Decor Studio and from Tribute's standard samples. Tribute provides the services of a professional Design Consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Homes and Décor Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary.

ALL LEVIES, HYRDO & GAS METER HOOKUP COSTS INCLUDED.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E. & O. E. August 9, 2021.