



QUALITY APPOINTMENTS FREEHOLD TOWNHOME DESIGNS SCHEDULE 'A'

ELEGANT EXTERIORS

1. U.C. in North Oshawa features Contemporary Classic and Moroccan Heritage architecture. All elevations, exterior colours and materials are architecturally controlled.
2. Elevation A features a brick and vinyl siding exterior, peccat stone surrounds, Heritage shutters, frieze boards, and a coloured mortar on front elevations, as per applicable model design. Elevation A has heritage siding on side gables and gable ends and on second floor walls recessed from main floor, 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. Elevation B has heritage siding on side gables and gable ends, as per applicable model design. Superior 2" x 5" wood exterior House construction.
4. Metal insulated front entry door with adelite.
5. Low-e, argon filled vinyl thermo pane sliding glass patio doors. 6' wide, as per applicable plan.
6. Self-sealing high-grade laminate shingles, with a limited lifetime manufacturer's warranty.
7. Aluminum soffits, fascia, eavestroughs and downspouts.
8. Thermopane Low-e Argon filled vinyl casement windows on main and 2nd floors.
9. Low-e, argon filled vinyl thermo pane slider basement windows.
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 yards (as per plan).
15. Black House Numbers with Nickel plated DecoBot, Gristap Entry on Front Door.

SPECTACULAR INTERIOR FINISHES

1. 9' ceiling height on main floor, 8' on second 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 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 3 1/2" 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 w/ granite countertop.
2. Upgraded 36" upper cabinets in kitchen.
3. Flush breakfast bar in kitchen, as per applicable plan.
4. Double bowl stainless steel undermounts 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, hood/upt 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. Master ensuite to have oversized acrylic bathtub as per plan, with ceramic tile backplash and tub mounted faucets where tub and shower are separate. Separate shower stall finished in 8" x 10" ceramic tile and glass, as per applicable plan.
3. Main bathroom to have tub with 8" x 10" ceramic tile to ceiling height.
4. Pedestal sink in powder room.
5. Mirror in all bathrooms to be full width of vanity.
6. White oval sink with single lever faucets and pop-up drains.
7. Privacy locks on all bathroom doors.
8. Wall Scented style lighting in all bathrooms and powder room.
9. Metal bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved metal shower rod in main bath.
10. Posttemp pressure/temperature balance valves for all showers.
11. Shut off valve under each sink.

LAUNDRY AREAS

1. Laundry room located on 2nd floor.
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 or side-by-side 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 1/2" unfinished oak natural colour engineered hardwood flooring in Living Room, Dining Room, Main Hall, Great Room, Library and Upper Hall.
3. Premium quality 35 oz. carpeting with 7 1/2" underpad in bedrooms, where applicable; Purchaser choice from Tribute's standard samples.

LIGHTING AND ELECTRICAL FEATURES

1. 100 amp electrical service with circuit breakers.
2. Capped outlet in dining room ceiling, as per plan. Ceiling outlets with builder supplied quality light fixtures for entry, hallways, kitchen, breakfast, other main floor rooms and all bedrooms, as per applicable plan.
3. Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage, per garage door, for future cook-topener.

4. Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms.
5. Carbon monoxide detectors with electrical connection in hallway of floor(s) with bedrooms.
6. White Decora style switches and receptacles throughout.
7. Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drip to basement or garage, as required.
8. 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 Dealer 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, all over-sized basement windows, and 2 motion detector locations.

ENERGY CONSERVATION FEATURES

1. Forced air, high efficiency gas furnace @ 95% AFUE with ducted gas 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, basement walls with R20 continuous insulation, and attics to R60.
4. Spray foam insulation in garage ceiling below any habitable space to be fully caulked.
5. All building envelope perforations including doors and windows are to be fully caulked.
6. Foundation wrapped with a superior drainage membrane to protect from water penetration.
7. Drain Water Heat Recovery pipe recovers 42% of waste heat that is going down the drain.
8. Energy efficient water saver shower and toilet tanks.

TARIOR WARRANTY CORPORATION COVERAGE

1. 7-years-major structural defects.
2. 2-years-plumbing, heating and electrical systems and building envelope.
3. 3-years-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. Purchaser acknowledges 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 Dealer 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 stained under certain conditions. Callings 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 usable 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, HYDRD & 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. April 19, 2021.