

SCHEDULE "A"
QUALITY LUXURY FEATURES & FINISHES
Sundial Homes (Walkers Line) Limited
36' Single Detached Homes

EXTERIORS

1. Architecturally distinctive exteriors with genuine clay brick, stone, stucco, coordinating coloured mortar, and other complementary details and materials, where applicable.
2. Raked masonry joints at front of the house.
3. Architecturally controlled and designer selected exterior colours and elevations.
4. Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts.
5. Premium sectional roll-up garage doors with decorative windows, where shown, and heavy-duty rust resistant springs.
6. Two exterior water taps, one in the garage and one at rear.
7. Limited lifetime Architectural asphalt roof shingles
8. Paved driveway with base coat followed by a top coat.
9. Lot to be graded and sodded, where designated.
10. Satin nickel finish front entry door gripset including dead bolt.
11. Reinforced poured concrete porch, where applicable.
12. Pre-finished aluminum railings at front porch, as required.
13. Precast stone house numbers set into exterior wall.

GOURMET KITCHEN

1. Superior, custom-styled furniture-finished cabinetry with extended height uppers, in a wide range of styles and finishes from Vendor's standard samples.
2. Granite kitchen countertop from Vendor's standard samples.
3. Two-speed exhaust hood fan over stove area.
4. Colour coordinated kickplates to complement cabinets.
5. Double compartment stainless steel undermount sink with single lever faucet.
6. Cabinetry opening with rough-in plumbing and electrical, to accommodate the installation of a dishwasher.
7. Heavy-duty wiring and outlet for stove and dedicated electrical outlet for refrigerator.
8. Island with extended breakfast counter, where shown.
9. Kitchen pantry and servery, where shown.

INTERIOR DESIGN FEATURES

1. 9 foot ground floor ceiling*.
2. Solid oak stair treads, with oak veneer risers and stringers with stained finish on stairs from ground floor to second floor and finished loft, where shown, from Vendor's standard samples.
3. Elegant, solid oak handrails and spindles with stained finish on stairs from ground floor to second floor and finished loft, where shown, from Vendor's standard samples.
4. Direct vent gas fireplace with painted mantle.
5. Cathedral, vaulted, raised, curved and/or coffered ceiling details, where shown.
6. Stipple sprayed ceiling with smooth borders throughout, excluding kitchen, breakfast area, laundry room and all bathrooms which have a smooth finish.
7. All interior walls to be painted with quality flat finish paint. Trim to be painted with quality semi-gloss finish paint.
8. Quality shelving installed in all closets.

BATHROOMS

1. Master ensuite separate frameless glass shower enclosure, where shown, and door with one shower pot light.
2. Ceramic tiles up to and including ceiling in shower stalls, platform and two rows on wall at drop-in tubs, and up to ceiling in standard tub enclosure.
3. Chrome finish towel bar and paper holder in all bathrooms.
4. Exhaust fan in all bathrooms.
5. All shower stalls to have engineered stone jambs, where applicable.
6. Custom-styled quality furniture-finished bathroom cabinetry from Vendor's standard samples.
7. Post-formed laminate countertops from Vendor's standard samples.
8. All shower areas, including tub enclosures to have upgraded "Wonderboard" type treatment.
9. White bathroom sinks, toilets and bathtubs.
10. Single lever faucets throughout, except for drop in and laundry tubs.
11. Oversized mirrors above vanities in all bathrooms.
12. Strip lighting in bathrooms and powder room.
13. Privacy lock on all bathroom doors.

LAUNDRY

1. Single basin laundry tub with faucet.
2. Hot and cold laundry taps for washer, and heavy duty wiring for dryer.
3. Exterior exhaust for dryer.
4. Second floor laundry rooms with floor drain, where shown.

FLOOR FINISHES

1. Prefinished oak hardwood flooring with stained finish on main floor except in designated tile areas, from Vendor's standard samples.
2. Imported ceramic floor tile, where shown.
3. Metal edge thresholds where ceramic floor tiles join other flooring.
4. Luxury 40 oz. broadloom with quality underpad in all designated carpet areas, where shown.

WINDOWS, DOORS & MILLWORK

1. Upgraded 4 1/4" colonial style baseboards throughout, and 2 3/4" trim on all ground, second floor and finished loft, where shown, windows, doorways, and squared archways.
2. Colonial style interior doors, except where sliding doors are shown.
3. Satin nickel finish hardware on all interior doors throughout, including hinges.
4. Low maintenance, energy-efficient casement vinyl thermopane windows, where shown. All operating windows to have screens.
5. Low maintenance, energy-efficient structural vinyl thermopane basement windows, where shown.

6. Low maintenance, energy-efficient sliding vinyl patio doors with screen, where shown.
7. Metal insulated front entry doors with weather-stripping.
8. Door from garage to house, grade permitting.
9. Decorative glass inserts on front entry door.
10. Mirrored sliders at front entry closet, where shown.

LIGHTING & ELECTRICAL

1. Pre-wiring for two (2) telephone and two (2) cable T.V. outlets complete with finished plates. Locations to be determined by Vendor.
2. Eight (8) low-voltage LED recessed pot lights on ground floor in predetermined locations.
3. Master bedroom and kitchen to each receive one electrical outlet with integrated USB charger.
4. 100 amp electrical service with heavy duty copper wiring and circuit breaker panel.
5. Interior light fixtures provided throughout finished areas except for den, library and dining room.
6. Capped ceiling box in dining room.
7. Switch-controlled outlet in den and library.
8. Two exterior weatherproof electrical outlets, one at front and one at rear, with GFI.
9. Electrical outlet(s) in garage ceiling (one per garage door).
10. Electronic interconnected smoke and carbon monoxide detectors, as per the Ontario Building Code.
11. Electric door chime on front entry door.
12. White decora style light switches, outlets, and plates.
13. Electrical outlet for small appliances with GFI in all bathrooms.
14. Rough-in for central vacuum system.

ENERGY EFFICIENCY & WATER CONSERVATION

1. Natural gas-fired, power exhaust hot water tank to be installed on a rental basis.
2. High efficiency, forced air, direct vent, natural gas furnace.
3. Nest Learning Thermostat, allowing you to connect to Wi-Fi to control the temperature from your phone, tablet or laptop.
4. Ducting sized to accommodate future installation of central air conditioning.
5. Exterior frame walls fully insulated to R22. Basement foundation walls insulated with R20 insulation from above the basement slab. Entire house sealed with air/vapour barrier to minimize air infiltration and increase energy conservation.
6. R31 energy saving spray foam insulation in garage ceiling (with habitable space above) and overhangs.
7. R60 blown insulation in attic.
8. Comprehensive air-seal package on all exterior doors and windows with polyurethane spray foam.
9. Blanket insulation complete with vapour barrier in basement.
10. Extensive caulking for improved energy conservation and draft prevention.
11. Low-flow aerators on bathroom faucets.
12. Low-flow showerheads on all showers.
13. Water-saving toilets.
14. All homes feature an HRV System (Heat Recovery Ventilator), distributing fresh air throughout the home.

SECURITY FEATURES FOR ADDED FAMILY COMFORT

1. High quality locks with dead bolts on all exterior swing doors.
2. Hinges and striker plates reinforced with extra-long screws on exterior doors.
3. Additional blocking at all exterior door jambs.
4. Additional screws at patio door to help prevent lifting.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

1. Professionally engineered roof trusses.
2. Professionally engineered I-joist flooring system for increased floor strength and rigidity.
3. 5/8" tongue and groove subfloor; subfloors to be glued, joints sanded and refastened with screws prior to the installation of the flooring finish.
4. Structurally sound 2" x 6" exterior wall construction.
5. Basement "wrap" waterproofing system to be installed on foundation wall, excluding garage walls.
6. Reinforced concrete garage floor with grade beams.

WARRANTY

1. Sundial Homes' one year warranty supported by Tarion Warranty Corporation's "Excellent Service Rating".
2. Two year warranty protection on mechanical systems and building envelope.
3. Seven year warranty protection on major structural defects.

Warranties are limited to the requirements established by TARION. Specifications subject to change without notice and may be revised or improved at the Vendor's sole discretion. All Purchaser colour selections are from Vendor's standard samples only, which are subject to change. Finishes may vary in colour or pattern due to the intrinsic properties and/or manufacturing process. *9 foot ground floor ceiling except for sunken or raised areas, stairways, or dropped ceilings where required, and subject to reasonable tolerances. (WL 36' Single Detached Homes) E. & O.E. January 28, 2022