

SCHEDULE “B”

IMAGINE SINGLE DETACHED HOMES PHASE 4

EXTERIOR FINISHES:

1. Architecturally inspired quality exterior elevations which include HORIZONTAL VINYL CLADDING, GENUINE CLAY BRICK, STONE and/or VINYL BOARD & BATTEN VERTICAL SIDING with ornamental trim details and shutters as per elevations. All exterior elevations and colors are preselected.
2. Prefinished quality siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
3. Self-sealing 25 YEAR WARRANTY roof shingles from Vendor’s predetermined colour samples.
4. Front coach lights, as per elevation.
5. Fully sodded front and rear yards. Narrow side yards between houses and beneath decks (where applicable) may be graveled at Vendor’s sole discretion. Lots to graded to the requirements of the authority having jurisdiction.
6. Two stage asphalt paved driveway completed with a base and finish coat.
7. Pre-cast concrete slab walkway to front porch, with rear patio step where applicable.
8. Coach style sectional garage overhead doors as per elevation.
9. Front doors to have antique nickel finish grip set, dead bolt and key lock.
10. Decorative address plaque, location to be determined by Vendor.
11. Drainage system which includes; damp proofing spray, drainage membrane and drain tile.
12. Poured concrete garage floor with reinforced grade beams.
13. Two exterior hose bibs (taps), one at rear elevation and one in garage – location to be determined by Vendor.

INTERIOR KITCHEN FEATURES:

1. Double compartment stainless steel ledge back sink with single lever faucet.
2. Choice of white or black kitchen exhaust stove fan vented to the exterior.
3. Cabinet opening provided for future dishwasher which includes rough-in plumbing and electrical for future hook-up, as per applicable plan. Installation and hook-up of dishwasher not included.
4. Heavy-duty (220 Volt) electrical receptacle for stove.
5. Dedicated (110 Volt) electrical outlet for refrigerator.
6. Purchaser’s choice of quality cabinets and laminate countertop, from Vendor’s included samples.
7. Island and/or flush breakfast bar as per applicable plan.
8. Electrical outlets at counter level for small appliances.

BATHROOM FEATURES:

1. Purchaser’s choice of vanities with laminate countertops in main and ensuite bathrooms, from Vendor’s included samples.
2. Imagine Collection floating European inspired vanity with integrated sink in Powder Room with wall hung mirror.
3. White bathroom fixtures provided.
4. Mirrors provided in all ensuites, bathrooms and powder rooms with wall mounted light fixture(s).
5. Exhaust fans provided in all bathrooms.
6. Single lever faucets provided for all pedestal or vanity sinks.
7. Interconnected G.F.I. outlet provided at pedestal or vanity counter level.
8. Choice of ceramic wall tile for bathtub enclosures and shower stalls, from Vendor’s included samples. Tiles included for ceilings on shower stalls only. Ceramic tile to oval/corner tub skirts, deck and surround as per plan and from Vendor’s included samples.
9. Washroom accessories to include towel bar, tissue paper dispenser and soap dish. Towel bar and tissue paper dispenser provided only in powder room.
10. All bathtub enclosures and shower stalls to have water pressure balancing valves. All pedestal sinks, vanity sinks, toilets and kitchen sink to have separate shut off valves.
11. Square or rectangular one piece white seamless acrylic shower stall base provided as per plan.
12. Privacy locks on all bathroom doors.

LAUNDRY FEATURES:

1. Single laundry tub with faucet as per plan.
2. Hot and cold water supply provided with a separate drain for clothes washing appliance, as per plan.
3. Heavy-duty (220 volt) electrical outlet for clothes dryer and a dedicated (110 volt) electrical outlet for washer.
4. Exterior venting provided for clothes dryer.

INTERIOR TRIM FEATURES:

1. 9’ ceilings on main floor for 42’ detached homes only. 8’ ceilings on main floor for 27’ and 34’ detached homes.
2. Colonial series 800 interior doors as per plan.
3. Colonial style trim throughout which includes a 2 ¼” casing and a 3 ¼” baseboard.
4. White hardboard sliding closet doors as per plan.
5. Framed mirrored sliding front entrance closet doors with trimmed openings as per plan.
6. Flat archways on main floor to be trimmed as per applicable plan.
7. Antique nickel finish interior hardware throughout the home.
8. Elegant natural finished oak handrail and pickets on all finished areas stairs. Main staircase to be carpeted and stringers to be painted white.

FLOORING FEATURES:

1. 12” x 24” ceramic flooring in entrance, kitchen, breakfast area, laundry room and all bathrooms from Vendor’s included samples as per applicable plans.
2. Choice of one colour of 35-oz broadloom with 12mm foam under pad throughout carpeted areas, including stairs.
3. 5/8” tongue & groove OSB subflooring throughout. All sheathing joints to be sanded smooth and screwed down to floor joists.

PAINTING FEATURES:

1. Choice of one paint colour from Vendors included samples for all interior walls.
2. All interior doors and trim to be painted white.
3. California style trowelled textured ceiling finish to all living areas including walk in closets, excluding bathrooms, laundry rooms and kitchens which are to receive smooth ceilings.

ELECTRIAL FEATURES:

1. 100-amp circuit breaker panel with copper wiring throughout.
2. Décor lighting package in nickel finish in all hallways, kitchen and bedrooms.
 - Dining room to receive a switched capped outlet in ceiling.
 - Living Room, Family, Parlor or Gathering Rooms to receive a switched receptacle.
 - Walk in closet(s) and Laundry to receive a globe style ceiling light fixture.
 - Bathrooms to receive wall mounted strip light fixture above vanity mirror.
3. White Decora style light switches and plugs throughout finished areas of home.
4. Electric door chimes at front entry door.
5. Smoke detectors and carbon monoxide detectors installed as per code.
6. Two exterior weatherproof electrical G.F.I outlet at front porch and rear of home plus one holiday soffit outlet switched from the interior at front of home.
7. Three wired telephone locations (Purchaser’s choice) completed with cover plate, all home run to electrical panel.
8. Cable TV wiring for family room or gathering area and master bedroom completed with cover plate, all home run to electrical panel.
9. Rough-in for central vacuum provided to main and second floors only.
10. Complete security system installed, upon acceptance of Schedule ‘S’ – ask your décor consultant for details

HEATING FEATURES:

1. High-efficiency forced-air gas furnace with electronic ignition, power vented to exterior. Ductwork sized to accommodate ventilation system requirements.
2. Purchaser agrees to enter in rental agreement with Vendor’s supplier at execution of Agreement of Purchase and Sale for a power vented (to exterior) Hot Water Tank and ERV or HRV unit.
3. Ductwork sized to accommodate ventilation system requirements for heating and cooling.
4. Duct work to be professionally cleaned and sanitized.

GENERAL:

1. All interior selections will be made from Vendor’s included samples during private appointment with the Vendor’s interior design consultant, at Empire’s state-of-the-art Design Centre.
2. Purchaser acknowledges that home may be sited on lot in mirror image / reverse siting, than that which is shown on display materials and renderings.
3. Front Porches may incorporate recessed steps where grade requires.

WARRANTY:

1. Empire Communities Warranty is backed by the Tarion Warranty Program’s “Excellent Service Rating” and includes the following:
 - 1-year-materials and workmanship
 - 2-year-plumbing, heating and electrical systems and building envelope
 - 7-year-major structural

HOME ENERGY SAVINGS AND COMFORT FEATURES:

1. 2” x 6” exterior wall with R-22 batt insulation and R-5 stryofoam sheathing.
2. R-50 blown-in place roof insulation.
3. R-31 batt insulation non-attic roof insulation.
4. R-20 basement wall wrap insulation to 6” above concrete slab.
5. R-31 foam insulation to all rooms above garages and exposed floor areas.
6. Vinyl Casement windows with Low-E coating and an Argon gas filled window cavity.
7. Basement vinyl sliding windows with Low-E coating and an Argon gas filled window cavity.
8. All visibly exposed supply ducts in basement are taped to provide increased furnace efficiency and air flow throughout the home.
9. Programmable thermostat.
10. Compact Fluorescent (CFL) bulbs in all compatible light fixtures, on main and second floor.
11. ERV – Energy Recovery Ventilator (rental unit)
12. Every home receives an independent third party blower-door test to verify air tightness of the home.

Purchaser Acknowledgement: Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor’s samples subject to availability and provided that the same have not already been ordered for this house. Variations from Vendor’s samples may occur in exterior and interior finishing materials due to the normal production process. The purchaser is advised that the laundry room may be lowered to accommodate side yard drainage, in some cases, door(s) from laundry room or garage will be eliminated at Vendor’s discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts theses changes as necessary. When selecting a house already under construction, the purchaser acknowledges that there may be minor deviations from the floor plan, elevation or layout of this model and the Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor’s latest sales brochure for the model type selected. The purchaser acknowledges that artist’s renderings are for display purposes and may not be representative of construction details. Model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and services which may not be included in the basic model type. The Purchaser acknowledges that there will be a variance in floor levels as a result of different finishing materials. Most additional features on display in the model homes are available as extras. Front elevations are modified when alternative floor plans are selected. Due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. The purchaser accepts that all lots have Architectural Control applied to them and exterior architectural features may be added or altered at the Vendor’s discretion to comply with Architectural Control Guidelines. Empire reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public and Advertising and I/we hereby consent to the same. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Ceilings and walls may be modified to accommodate mechanical systems. Specifications and terms subject to change E. & O.E
Please see Sales Associate for full details.