

THE RIDGE AT BYRON INC.
SCHEDULE "D" (detailed standard specifications – page 1)

Site Work and Special Features

Lowest Density condominium development complete with a split street
Controlled, gated entrance with intricate, treed landscape scheme.
Centrally-controlled irrigation system for all lots and common areas.
Designer concrete light standards with LED lighting.
Tastefully-designed central mail pick-up structure.
Extensively-planted, elaborate, park-like landscape plan for all common areas.
Enhanced rear yard privacy, many lots adjacent to central park or wooded open space.
Excavate for foundation, backfill foundation & rough grade.
Install storm & sanitary sewers, water, hydro and utilities.
Fine grade and spread topsoil upon completion of home.
Fully sod the lot and provide landscape package as per landscape plan for each model.
Paving stone walkway & driveway consistent with vendor's selection for the project.
Composite deck boards, complete with Pro-Built aluminum pickets and railing.

Foundation

9" foundation walls, poured concrete, spray damp proofing on exterior with "Delta MS Foundation Wrap" membrane protection.
Weeping tile with sock fabric laid in stone around the exterior of the footings, tied into a sump pump and discharged directly into storm sewer.
Poured concrete basement floor, garage floor, and front porch.

Framing

Wood frame construction with 2"x 6" exterior walls (excluding exterior garage walls) at 16" on center, with semi-rigid styrofoam sheathing. Interior walls with 2"x 4" at 16" on center, bearing walls with 2" x 6".
Engineered wood floor joists with floor sheathing nailed, glued and screwed.
Engineered roof trusses. Roof sheathing material 7/16" OSB.
Timberline high-definition shingles, metal starter strip & exposed metal valley flashings.

Steel

All structural steel is sized, fabricated, and installed as per engineer's design criteria.

Masonry

Exterior masonry is finished in a high-quality brick with Arriscraft stone, as per plans.
Stone sills at all windows and stone thresholds at all doors.

Maintenance-free Stucco & Exterior Finishes

Acrylic Stucco as per plans.
Aluminium pre-finished, vented soffit, fascia, eavestroughs, and downspouts.

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Windows and Doors

All windows are maintenance-free, coloured vinyl, with transoms as shown on plans.
All glass is treated with Low-E argon gas to minimize fabric fading and maximize heating and cooling efficiency in the home.
Basement windows are 48"x 24", egress windows are 48"x 36", to match window colour.
Patio doors are pre-finished aluminum-clad on the exterior, painted interior wood finish.
All front entry doors are 8-foot double doors of durable fibreglass.
Garage man-door (to home) is 8-foot fibreglass.
Garage doors are insulated steel/vinyl doors with overlay design, factory primed and painted, electric garage door opener equipped with battery backup, two remotes, and one keypad.

Plumbing

American Standard Right-Height Elongated Dual Flush toilets.
Mansfield Petite Covington vanity sinks.
Ceramic tile shower (Kerdi drain system) with glass sliding doors in main bathroom.
Ceramic tile shower (Kerdi drain system) with 10mm glass in ensuite bathroom.
Mirolin 2-piece Brooke tub in ensuite bathroom.
Upgraded Moen Voss faucets (two-handled lever style) for sinks and tub fillers and non-scald shower controls in all bathrooms.
Kindred stainless steel sink in kitchen with Moen Arbor faucet.
Two exterior hose bibs one in garage and one at the rear of the home (vacuum breakers).
Utility laundry sink in the lower level of all homes.
Drop-in deep laundry sink in all homes.
"Wirsbo" piping system throughout the home.
Rough-in for future 3-pc bathroom in lower level.
60-gallon gas rental hot water heater from Reliance supplied and installed.
Water meter supplied and installed by City of London as per their policy.

Heating, Cooling, and Venting

High efficiency 2-stage Gas Valve, ECM motor, Amana furnace.
Central air conditioning, Lifebreath HRV and programable thermostat.
80 cfm bathroom exhaust fans vented to outside and venting for dryer.
Gas fireplace in Great Room (choice of Savannah Essence 45" or Marquis Bentley 42").
Gas meter installed by Union Gas according to Union Gas policy.

Electrical

100 amp. service with 80-circuit breaker panel.
All wiring in accordance with electrical building code.
Sealed electrical boxes used in all exterior walls and ceilings.
Two weather-proof exterior outlets with ground fault protector.

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Decora switches and receptacles throughout.

Outlets provided for electric stove and microwave.

Smoke detectors, strobe lights and carbon monoxide detectors supplied and installed as per code.

Pot lights, puck lights, and keyless lights supplied and installed as per Vendor's electrical plan for each model type.

Light fixture allowance - \$2,000.00 in addition to lights supplied and installed as described above.

Electric garage door openers c/w two remote control operators and keypad.

Trim & Doors

4 1/4" stepped casing with back band and 7 1/4" stepped baseboard (paint-grade) throughout the home as per builder's specification.

8' solid core doors throughout main floor as per builder's specification.

Quality Wiser door hardware as per builder's samples (choice of finish).

6 1/2" crown moulding (paint-grade) in all tray ceilings.

Custom-built wood (paint-grade) mantel on fireplace as per builder's specification.

Freedom Rail bars in all entry halls, back halls, and bedroom closets.

Vinyl-coated wire shelving in all pantry's and linen closets.

Stairs & Railings

Stairs have solid oak stringers with oak treads/risers and wrought iron spindle & handrail from Vendor's samples.

Insulation & Drywall

R-20 bat insulation and R-5 semi-rigid insulation on exterior walls (except garage).

All flat ceilings will be R-50 blown and vaulted ceilings will be R-31 plus R-20 batts.

1/2" drywall is applied to all walls and 1/2" high-density drywall is applied to all ceilings fastened with screws and then taped ready for paint.

All ceilings are to be "California textured" except for bathrooms and laundry areas.

All showers to be boarded with Dens Shield board in tiled bath or shower areas.

All basements are to be insulated with blanket insulation as per Ontario Building Code.

Garage to be drywalled, taped and prime painted.

Painting

A two-coat, low-sheen, Dulux expert flat finish shall be applied throughout the house after prime coat (excluding garage), with all trim to be semi-gloss.

Paint colours from Vendor's selection shall be used throughout. Medium and deep colours, if selected, will be charged as an extra cost by change order.

Garage shall be prime-painted only.

Stain/verathane is a 3-coat brush application where applicable. Variations in colour may occur due to colour due to wood grain.

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Flooring

Engineered hardwood flooring and/or high-quality ceramic tile flooring (from Vendor's samples) are generally supplied and installed in all areas of the main floor, except for the bedroom, den/bedroom, study, walk-in closet. These areas include the entry hall, kitchen, bathroom, back hall and laundry room/area.

High quality stain-master carpeting is available in a wide array of styles, colours, and textures (from Vendor's samples) is supplied and installed in bedroom, den/bedroom, study and walk-in closet.

Kitchen, Bathroom, & Laundry Cabinets

The Vendor offers an upgraded, pre-designed cabinet package for each home style in a large array of colours, finishes and materials. Standard countertops in Kitchen and Bathrooms provide selections from Group 1 Granite selections, and Laundry Room provides selections from upgraded, High Definition Laminate.

Purchasers may choose to custom design the cabinetry and will have a generous allowance which is equal to the value of the pre-designed cabinetry package. The allowance provided to the purchaser will depend on the model selected, but shall not be less than \$30,000.00.

Mirrors

Standard mirrors are vanity width x 40" high (with 1/2" bevelled glass).

Rough-ins

A roughed-in central vacuum system is provided in 3 locations in the home and piped to the garage.

Cable, ethernet or phone outlets are roughed in as per electrical drawing.

Prewire for a basic alarm system is provided, which includes wiring for perimeter man doors, keypad by garage man door and master bedroom, motion main floor and basement, monitored smoke detector wire in attic of bedroom hallway.

General Items

Full title to each condominium lot, plus undivided interest in the common areas.

All standard selections are to be made from large array of the Vendor's samples.

Any built-in appliances deemed as "specialty items" that are requested to be installed by the Builder will be billed to the Purchaser based on time required for the installation.

The Purchaser agrees to provide their own insurance coverage for any appliances delivered to the premises prior to closing.

The home is covered by a new home warranty under the provisions of the Tarion New Home Warranty Program, the cost of which is paid by the Purchaser on closing.

The Vendor reserves the right to substitute materials of equal or better quality.