

## SCHEDULE "F"

FAIRGROUNDS 1C  
Binbrook, Ontario

## FEATURES AND FINISHES

**LANDSCAPING – A GREAT FIRST IMPRESSION****ENJOY INSTANT COLOUR AND CHARACTER WITH FOUNDATION LANDSCAPING**

- Paved driveway (two coats), fully sodded lot with **decorative pebble finish** concrete slab walkway to the front door
- **Approximately 20"x 20" decorative exposed aggregate slabs rear patios, as per plan**
- **Pressure treated exterior decks where applicable**
- **Entire community will be landscaped**

**EXTERIOR FINISHES – "CLASSIC", "CHARACTER" AND "CURB APPEAL" ARE HALLMARKS OF BRANTHAVEN'S AUTHENTIC ARCHITECTURE AND ENDURING ELEGANCE**

- Exteriors are handsomely clad in clay brick, stone and siding (as per plan)
- **Maintenance-free** aluminum eaves (where shown on plan)
- **Maintenance-free** vinyl casement windows featuring architecturally designed grills on all elevations
- Large exterior patio doors to allow an **abundance of natural light** into your home, as per plan
- Resilient, embossed steel garage doors in Craftsman design with window lites
- Metal insulated interior garage access door (if grade permits) complete with safety door closure
- Decorative **engraved stone** municipal number provided on each dwelling
- Exterior columns made of **low-maintenance** painted vinyl/fiberglass/PVC
- Exterior coach lamps made of **rust free cast aluminum**
- Maintenance-free porch railings (where applicable)
- Exterior of foundation walls have a spray tar sealant applied and solid plastic **drainage membrane to help prevent leaks**
- Saw cut concrete basement and garage floors with grade beam to control cracks
- 25 year limited warranty shingles

**SOLID AND SOUNDLY "BRANTHAVEN-BUILT"!**

- 9' ceilings on the main floor
- All floors are **nailed, glued and screwed** to minimize floor squeaks
- Branthaven Exterior **Sturdy Wall System** utilizes 2'x 6' wall studs sheathed in water-resistant rigid exterior sheathing
- Upgraded party wall system: **STC rating above O.B.C. standards**
- **Laundry closets to include sound dampening solid core doors**
- Spruce plywood sheathing is used on all roofs
- All two-storey walls use superior **microlam stud technology** to resist movement and shrinkage. This is particularly needed with the use of high vaulted areas and two-storey open rooms
- **Master bedroom, master ensuite and laundry closet to have sound dampening including insulated walls**

**DRYWALL, INSULATION & INTERIORS FINISHES ARE TOP NOTCH AND TASTEFUL**

- **R-50 ceiling insulation, R-24 exterior walls and full height R-20** basement insulation
- Ceiling drywall is installed over **floating metal resilient channels** on all trussed ceilings for **straighter ceiling finishes**
- All drywall corner beads are metal with paper covering to minimize cracking
- Design niches as shown on plans
- **California Knockdown ceilings** finishes throughout except bathrooms, kitchen and finished laundry room (smooth finish)
- All interiors are painted with **purchaser's choice of two (2)** wall paint colours from Branthaven's **12 exclusive standard samples**
- All interior doors and trim are painted Branthaven semi-gloss designer white
- All garage interior walls are **drywalled and taped** (two coat) and painted

**HEATING AND COOLING – COMFORTABLE AND CONVENIENT**

- All homes have ductwork sized for future installation of air conditioning systems
- **Heating is distributed through forced air natural gas/hydronic furnaces as applicable**
- **Energy Star rated gas fired hot water heater on a rental basis, power vented to exterior**
- Homes are equipped with exhaust fans in all finished bathrooms and finished laundry rooms
- Power exhaust override by the main floor thermostat to allow for **humidity control**
- Kitchen hood fans are vented to the exterior
- **Built-in wall dryer vent boxes** are to be installed behind the clothes dryer in laundry areas to eliminate bends and flex in the exhaust hose (on interior walls only where possible)
- Energy efficient **programmable thermostats**

**PLUMBING AND BATHROOMS – RELAX WITH FASHIONABLE AND FUNCTIONAL FIXTURES AND FAUCETS**

- **MOEN Premium Plumbing Package to include:**
  - **'Integra' kitchen faucet with pull out spray**
  - **'Eva' two handle chrome powder room faucet with matching chrome towel bar and paper holder**
  - **'Method' chrome towel bar and paper holder in all bathrooms**
- Extra deep soaker tub with tile walls in all full bathrooms
- Acrylic Roman and corner tubs where indicated on plans
- Showers complete with **acrylic base, tile walls and ceiling light**
- Neo angle showers if applicable, to have chrome, clear glass shower enclosure
- All showers have safety-minded **pressure balanced faucets**
- All bathroom sinks are fitted with mechanical pop up drains
- **Premium china sinks** used in all bathroom vanities
- Powder rooms feature **premium China pedestal sinks**
- Mirrors above vanities to within 4" of vanity length
- Kitchen features a stainless steel double sink complete with ledgeback
- Each kitchen features a dishwasher receptacle and rough-in connection for drain and water supply
- Where a laundry tub is not indicated on plan, there will be an **in-wall housing** unit that allows for hot and cold water supply and waste outlet
- **All plumbing fixtures are fitted with shut-off valves**

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**ELECTRICAL AND TECHNOLOGY – STATE-OF-THE-ART, SMART AND SAFE**

- Each home comes equipped with **3 finished telephone outlets**
- Each home comes equipped with 3 cable and 3 data finished outlets
- **1 year free digital cable, hi-speed internet and phone service**
- Homes are equipped with roughed-in central vacuum to basement or garage where applicable
- All bedroom receptacles are **non-arcing type** for maximum safety
- All exterior doors feature exterior lights
- Electrical ceiling outlets are provided for future garage door openers
- White **Décora switches** throughout the home
- Ceiling fixtures in all bedrooms
- Exterior soffit complete with **1 holiday receptacle and switch**
- Smoke detectors on every floor and directly connected to the electrical panel
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy duty wiring and receptacle for stove
- Heavy duty wiring and outlet for dryer
- 100-amp breaker panel and service installed
- Quality door chime installed
- **Premium Branthaven interior light fixtures** throughout to have CFL bulbs for energy savings

**WOODCRAFTING FEATURES – OLD WORLD CRAFTSMANSHIP AND NEW WORLD STYLING**

- Main stairs to be carpeted with painted stringers and oak railing and spindles or trimmed half wall, as per plan
- Solid oak nosing where step down occurs on main level or where railings are installed
- All handrails and 1-5/16" spindles are available in **Modern square or Colonial style** finished in your **choice of stain**
- Interior doors are **purchaser's choice of Colonial style 3 or 6 wood grain panel doors**
- Interior doors including closets are installed and hung on fully cased jambs and fully trimmed inside
- Closets are completed using **top quality easy glide** shelves and hanger rails
- Optional fireplaces are finished with choice of Branthaven's own custom crafted Modern or Colonial fireplace mantel in oak or painted wood with marble or slate hearth and surround (where designated on plans)
- **Upgraded wood trim** is 2-3/4" colonial casing on all windows and doors and 4-1/8" colonial baseboards throughout with **"floor stop" on all tiled areas**
- **Satin nickel-finish interior lever** door hardware with privacy locks on all bathrooms and master bedroom
- Exterior doors are equipped with security dead bolts
- Front doors are equipped with **satin nickel finish** Schlage grip sets
- All half walls are capped and cased in wood
- Smooth half and full columns as per plan

**CABINETRY FEATURES – FURNITURE STYLING BY ARTISANS**

- Custom-crafted kitchen cabinetry by Euro Choice, a division of Barzotti Wood Working with extensive choice of styles from Branthaven's **150 standard combinations in MDF, Oak, Maple, or Cherry**
- Full height doors with bank of drawers for maximum storage
- 1/2" screwed back cabinet panel
- 3/4" gables with dowel construction
- 3/4" post-formed laminate countertops from Branthaven's **extensive** standard samples
- Large selection of standard door hardware
- Blum hinges and drawer tracks
- Breakfast bars included where shown

**FLOOR FINISHES – GREAT SELECTION, THE COMFORT OF CARPET, THE CONVENIENCE OF CERAMIC... WE'VE GOT YOU COVERED!**

- Imported ceramic tile on all entrance, kitchen, breakfast area, finished laundry and bathroom floors from Branthaven's standard selection of **over 50 samples**
- Ceramic is also featured on separate shower and bathtub walls
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Premium 36 oz. plush or Berber broadloom, in purchaser's **choice of two (2) colours** from Branthaven's **over 25 designer colour samples with 10mm underpad**

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. **Natural materials may vary in colour.** E&OE April 4, 2014