

# SCHEDULE "A"

## OPUS REFINED LIVING FEATURES

### RIVER'S EDGE OF CASTLEMORE- 50' & 65' SERIES

OPUS HOMES takes great effort in designing architecturally diverse homes for our clients. It is our vision to build homes that are as unique as our clientele, and done so with a high degree of pride. We are confident that the more astute clientele will truly appreciate the effort we have placed in these fine details.

#### Appealing Exterior Features & Structural Components

1. Prominent 8' insulated two panel entry door with upgraded "WISER" brushed nickel grip set and deadbolt.
2. Advanced floor joist system utilizing upgraded "Engineered Floor Joist Technology".
3. Poured concrete basement floors and foundation walls with damp proofing, weeping tiles and drainage membrane to walls.
4. Fully drywalled garage walls (skim coat and primed) excluding concrete block walls.
5. Insulated garage to house access door installed with dead bolt and safety closer, if grading permits.
6. For economical heating, the home will be insulated in accordance with the current Ontario Building Code specifications including expanding foam insulation to all garage ceilings (when finished areas above).
7. 50' models to feature 9' ceilings on main floors and 8' ceilings on second floor. 65' plans shall feature 9' ceiling on both main and second floor. Many designs have double height features, vaulted and cathedral ceilings as per plan.
8. Convenient cold cellars with vent chamber and interior light, as per plan.
9. Covered porches & porticos enhancing selective elevations.
10. Prominent usage of architecturally selected and colour coordinated brick, with brick detailing, and complementing stonework, as per plan. Colour, style, materials and elevations are pre-selected and Architecturally Controlled, to achieve a variety within the streetscape.
11. Durable, maintenance free, pre-finished aluminum or vinyl soffits, fascia, eavestrough, downpipes and siding – all colour coordinated.
12. Colour coordinated self sealing 30 year asphalt shingles. Accenting metal roof details, as per plan.
13. Black aluminum maintenance free exterior railings for both porch (where required by building code) and decorative applications.
14. Energy Star Rated white vinyl thermopane (with low 'E' argon gas filled) casement windows throughout, featuring mullions, complete with screens. All door systems include weather stripping.
15. Vinyl horizontal sliding basement windows, 30" x 16" (minimum).
16. Tasteful municipal address plaques provided.
17. The finishing touches of a fully sodded lot complete with upgraded patio slab design to front and rear elevation.
18. The basecoat paving is included at no extra cost, however the top coat paving (installed one year after the base) shall be charged on closing in the amount of \$750. Should the client intend to complete the driveway in an alternate material, a program exists wherein the aforementioned cost shall be refunded should the client install the alternate material within the vendors specified timeline.

#### OPUS GO-GREEN INITIATIVE



1. All Opus Homes feature an HRV System (Heat Recovery Ventilator) – distributing fresh air throughout the home and minimizing poor contaminants.
2. Electronic Thermostat - in order to better regulate temperature distribution over non-peak time.
3. Dual Flush toilet system featured throughout all baths – enhances water conservation.
4. MDF Trim – made from a renewable resource vs. finger jointed pine.
5. Upgraded Energy Star Qualified ceiling fixtures in all bedrooms, hallways, side halls, foyer, kitchen, dinette and family room. Living Room is to receive a switched receptacle, dining rooms to receive a contemporary chandelier, bathrooms to receive a strip light fixture over the vanity and ceiling fixture (excluding powder room).
6. Sealed basement ducts – this practice significantly reduces heat loss at duct joints.
7. Moen Eco-Performance Showerheads.
8. Hardwoods selected from sustainable forests.
9. Broadloom supplied through ENVIRO-SELECT line, produced using completely recycled materials and within an optimized manufacturing facility.
10. Steel insulated roll-up garage door, with an equivalent R9 Value, complete with complimenting glass panels – aiding in the reduction of lumber usage and assisting to provide an insulated element within the garage area.
11. In order to conserve lumber, OPUS has opted not to provide wood decking. Should a client desire to have said deck, an appropriately sized design shall be submitted to the municipality for permit, please see Sales Consultant for details.
12. Expanding foam insulation applied around all windows and doors – for draft prevention.
13. Recycled aggregate materials for driveway base.
14. Waste Management Program, including source separation – lumber and drwall recycling.
15. Recycling site temporary stairs and railings used throughout construction process.
16. Pre-fabricated Panelization (where applicable) – preconstructed wall and floor systems ensure less lumber wastage.

#### Kitchen, Baths & Laundry

1. Extended kitchen upper cabinets throughout all designs with complementing Pantry, as per plan. Extended fridge upper cabinet and gable, complete with one set of pot and pan drawers for that custom touch.
2. Granite kitchen counter tops with standard nosing profile.
3. Quality designed cabinetry with standard post formed counter tops within all bathrooms.
4. Durable stainless steel "BLANCO" double ledgeback kitchen sink with "MOEN" single lever pull out faucet.
5. Provisional rough-in for future dishwasher (electrical run from panel to beneath sink and plumbing shut offs).
6. Upgraded Moen faucets are featured through-out.
7. Framed glass shower doors included in master ensuite, as per plan. 65' models to receive frameless glass shower enclosures.
8. A wide assortment of contemporary ceramic tile flooring in foyer, kitchen, dinette, all bathrooms, and finished laundry rooms, from Builder's standard samples.
9. Ceramic wall tiles installed in combination tub and shower enclosures up to but not including ceiling. Glass shower stalls to receive tiles on wall only, excluding ceiling. Enclosed shower stalls are completely tiled including ceiling.
10. Mirrors over vanities in all bathrooms, powder rooms to receive an oval beveled mirror. All bathroom vanities to have top drawers or a single bank of drawers on double sink vanities where sizing permits. Master ensuite vanities shall receive a bank of drawers, sizing permitting.
11. All bathroom tub and shower enclosures to receive "mould resistant bathroom drywall board".
12. Due to the variety in client tastes, bath accessories (towel bars, and toilet paper holders), are not provided.
13. Pedestal sink within powder rooms
14. All OPUS Homes feature the refined appointment of a Stand Alone Soaker Tub within all ensuite baths.

#### Distinctive Interior Features

1. Direct-Vent gas fireplace (electric models where specified) with Tuscan Inspired Limestone mantel.
2. Smooth finish ceilings through entire main floor, second floor baths, and finished area laundry rooms. Spray textured stippled ceilings with 4" smooth border throughout bedrooms.
3. 6" Crown Molding provided within Living and Dining Rooms.
4. Where applicable, interior column profile shall be square. All art niches to have MDF ledge as finished detail.
5. OPUS Homes shall provide 5 1/4" Colonial baseboard with 3 1/2" casing throughout the main floor and second floor. All interior, passage sets and closet doors shall be 2 panel profile.
6. Upgraded lever type brushed nickel hardware throughout all interior doors.
7. Mirrored sliders to front entry closets (where size permits). All arches and low walls are trimmed in wood painted finish.
8. All homes to receive an oak staircase, in natural varnish finish, complete with oak strip hardwood on landings.
9. Stairs to be finished with 3" handrail with either 1 3/4" wood pickets or Wrought Iron, complete with 3 1/2" x 3 1/2" newel post, as per plan. All upper hallways to receive 1" oak nosings complete with oak stringers (side of staircase).
10. Thoughtful storage considerations with well appointed Linen and Mud room closets, as per plan. White wire shelving installed in all closets (ideal for expanding shelving). An appointment shall be accommodated with our dedicated Closet Organizer supplier.
11. All interior trim and doors are painted classic white. The interior walls to be painted from your choice of 2 premium paint colours. One coat of primer, two coats of finish on walls.
12. Professional home cleaning prior to occupancy, including windows and furnace/duct system.

#### Mechanical Systems

1. All Opus Homes feature an HRV System (Heat Recovery Ventilator) – distributing fresh air throughout the home and minimizing poor contaminants.
2. Forced air Hi-Efficiency gas furnace (location may vary from plan, and shall be moved to optimize performance at Vendors discretion).
3. Flexible water pipe solution using PEX (polyethylene) to reduce noise erosion and eliminate sodder contaminants within plumbing system.
4. Ductwork is sized to allow for future central air conditioning.
5. Exhaust fans installed in all finished bathrooms.
6. Stainless Steel air cleaning hood fan over stove vented (6") to the exterior.
7. Two exterior hose bibs are provided, one at the rear (or side) and one in garage.
8. Two exterior weather proof electrical outlets, one at front porch and one at rear of home.
9. Laundry tub includes hot/cold water connections complete with base cabinet for all finished areas (where size permits) for main floor applications with optional white extended upper cabinets. Where second floor laundry rooms apply, OPUS Homes shall build a washer/dryer curb application, complete with a resistant underlay membrane with drain to help prevent any potential water damage from malfunctioning washers.
10. Classic white plumbing fixtures for all bathrooms complete with shut off valves.
11. All shower areas to receive the comfort of pressure balance control valves.
12. All sink basins to include separate shut-off valves.
13. 3 piece rough-in bathroom in basement (location predetermined and may vary from brochure).

#### Electrical Appointments

1. Black exterior coach lights on front and rear elevations.
2. 100 amp electrical service with breaker panel and copper wiring throughout. 65' designs shall receive a 200 amp service panel.
3. Weatherproof exterior electrical outlets, one at rear of home and one at the front porch.
4. 220 volt Heavy-duty receptacle for stove and dryer.
5. Ground fault indicator receptacles, as per building code.
6. The security of hard wired smoke detectors on all floors, including lower level, and carbon monoxide detector.
7. White Decora switches and receptacles throughout.
8. Ceiling mounted light within tiled ensuite shower enclosure (not applicable to glass enclosures).
9. Rough-in for future central vacuum system terminating in the basement, complete with dedicated plug.
10. Convenient garage door opener receptacle(s).
11. The added feature of a holiday receptacle for front porch and second level soffits.
12. Single switch operating all basement lighting.

#### Floor Coverings

1. MIRAGE Builder Line 2 1/4" x 3/4" strip hardwood throughout main floors, upper hallways and master bedrooms, excluding tiled areas.
2. Luxurious 40 oz broadloom with 1/2" chipfoam underpad throughout second floor bedrooms. (Carpet selections are subject to colour restrictions).
3. A wide assortment of contemporary ceramic tile flooring in foyer, kitchen, dinette, all bathrooms, and finished laundry rooms, from Builder's standard samples.
4. Main floor tiles shall be your choice of 12" x 12" or 13" x 13" from our standard line.

#### Home Automation

1. Bell Canada Client Technology Package included, including 6 months free telecom services, a \$1,000 client savings.
2. State of the art integrated smart home structured wiring terminating in the "Family Room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more. Including 1 CAT 5, 1 CAT 3 &, 2 RG6 lines.
3. OPUS HOMES shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional requirements you may desire.
4. Master bedroom and Family room are pre-wired for cable TV, and the home is pre-wired for telephone including all bedrooms, family room and kitchen (excludes specially positioned receptacles and phone jacks).

#### Warranty

OPUS HOMES is dedicated to achieving minimized home deficiencies. We shall achieve this through the efforts of our diligent personnel and thorough Quality Assurance Practices. Given that a home is built with over 45 tradespersons, errors are often common and to be expected, however our desire is to showcase a home that both you and your family can all be proud of.

#### Two Year Warranty Protection

- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.
- Defects in workmanship and materials within the distribution of electrical, plumbing and heating systems.
- Defects in workmanship and materials, which resulting in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Tarion Corporation Plan Act.

#### Seven Year Warranty Protection (Major Structural)

A major structural defect is defined in the Tarion Corporation Plan Act as;

- A defect in workmanship and materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

Specifications, Terms & Conditions are subject to change without notice. E.& O.E.

**OPUS HOMES (RIVER'S EDGE) INC.**

October 15, 2011