

SCHEDULE 'B'- STANDARD SPECIFICATIONS & FINISHES
TALBOT 21'S
3557 COLONEL TALBOT ROAD, LONDON, ON

Exterior

- ☒ Brick veneer around the main floor (excluding bump outs)
- ☒ Aluminum fascia, soffits, eaves and downspouts
- ☒ Vinyl siding
- ☒ 9' x 8' sectional steel garage door
- ☒ Fully sodded front and rear yards complete with landscaping as per approved site plan
- ☒ steel-insulated exterior doors excluding sliding rear patio doors
- ☒ Vinyl Low E windows throughout the home
- ☒ Manufacturer architectural series fiberglass roof shingles
- ☒ Paving stone 12" x 12" sizing
- ☒ Pavers placed over compacted gravel base. Purchaser will be responsible to sweep paving stones for a 45 day period.

Interior

- ☒ Kitchen & bath cabinetry as per builder plan (from builder samples)
- ☒ mirrors over all vanities
- ☒ Interior doors are smooth square top (painted)
- ☒ Hardware consists of Black color levers as per builder model home
- ☒ 2 3/4" colonial casing and 3 7/8" baseboards
- ☒ Closed Poplar stringers with carpet treads and risers to the basement
- ☒ staircase into the basement, complete with Poplar handrails.
- ☒ textured ceilings throughout except Kitchen, Bath, & Laundry
- ☒ Interior of garage with one coat of tape
- ☒ Exterior of Front and side doors as per plan and all Interior walls to Receive Prime coat and Finished coat in Matt Finish
- ☒ Wire shelving in all closets

Electrical & Mechanical

- ☒ Natural gas fired high efficiency forced air furnace complemented with Central Air Conditioning
- ☒ Rented (at purchaser's expense) natural gas fired hot water heater (power vented)
- ☒ 100 Amp circuit breaker electrical panel
- ☒ Lighting fixtures supplied by builder
- ☒ Hard-wired smoke detector on every floor (carbon monoxide detector on floors located with bedrooms)
- ☒ Kitchen range hood vented directly to exterior

- ☑ Exhaust fans in all bathrooms
- ☑ 2 exterior electrical outlets
- ☑ Rough-in for 2 cable television outlets and 2 telephone outlets
- ☑ Electrical outlet and wiring for future garage door opener
- ☑ Decora outlets and light switches throughout the home

Plumbing

- ☑ single lever faucets
- ☑ Double stainless steel sink in Kitchen
- ☑ All plumbing fixtures including tubs, toilets, china sinks and pedestal sinks are to be white
- ☑ 1 piece acrylic tub and shower in main bath
- ☑ Rough-in for future 3 piece bathroom in basement
- ☑ 2 Exterior water taps with vacuum breaker
- ☑ Pressure balanced faucets in all showers

Flooring

- ☑ Ceramic tile in Foyer, Kitchen, Laundry & Baths (choice of builder's samples)
- ☑ Quality Vinyl flooring throughout the remainder of the main floor (choice of builder's samples)
- ☑ Carpet (Bedrooms, Stairs, Landings) – (from builder's samples)

Green Living Package:

- ☑ (HRV) Lifebreath heat recovery ventilator ducted through the existing cold air returns
- ☑ Sealed electrical boxes to electrical building code.
- ☑ Water Saver Taps
- ☑ Low E windows with Argon
- ☑ R-20 full height blanket insulation in basement (on walls abutting outside, not side walls next to other unit)
- ☑ R-50 insulation in attic
- ☑ High-efficiency hot water tank
- ☑ High-efficiency furnace
- ☑ All windows and exterior door frames caulked
- ☑ House fully insulated to Ontario Building Code Standards and beyond
- ☑ Insulation on basement walls per Ontario Building Code

WARRANTY

- ☑ Seven (7) year TARION Warranty in accordance with the Ontario New Home Warranties Act specifications
- ☑ Warranty Enrollment Fee to be paid by purchaser on closing date.

	UPGRADE
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EXTERIOR	10'x10' DECK
	COLORED WINDOWS
	9'X8' GARAGE DOOR
	Upgraded SIDINGS ON FRONT
	BIG E-GRESS WINDOWS IN BASEMENT
	ALL BRICK ON GROUND FL & VINYL SIDING ON UPPER LVL
	2 WATER FAUCET CONNECTION
	12"X12" HAND PAVER STONE DRIVEWAY
KITCHEN	42" CABINETS
	ISLAND WITH QUARTZ TOP
	WALK IN PANTRY
	QUARTZ COUNTER
	UNDER VALANCE LIGHT COVER
	2 SIDE OVER HANG 'L' SHAPE ON ISLAND
	800 CFM 2 MOTOR SS VENT
	ALL SOFT CLOSE DRAWERS/CABINETS
	BASCKSPASH TILES
	WATER LINE FOR FRIDGE
BATH	POWDER ROOM - QUARTZ VANITY WITH UNDERMOUNT RECTANGLAR SINK
	MAIN BATH ON TOP LVL - QUARTZ COUNTER
	ENSUITE BATH - HARD SURFACE COUNTER WITH DBL SINK
ELECTRICAL	POTLIGHTS
	AC
	WIFI THERMOSTAT
FLOORING	
BASEMENT	LOWER LEVEL FINISHED REC ROOM OPTION
	LOWER LEVEL FINISHED 1 BR OPTION
	3PC BATH IN BASEMENT

IMPORTANT

1. The purchaser acknowledges that the following items are not included in Vendor's warranty and shall not be the responsibility of the vendor.
 2. Condensation and any resulting damages caused by improper ventilation. The Vendor strongly recommends the purchase of a dehumidifier.
 3. Tarnishing or discoloration of any doorknobs or handles.
 4. The Vendor shall not guarantee sod growth. The Purchaser shall be solely responsible for the watering and general maintenance of the sod placed on the real Property from and after Date of closing, or from the date that the sod is laid, whichever is later. The water received in the first 48 hours may very well decide how well the lawn will take. It is essential that sod be watered heavily during the first two weeks after it is laid. This may cause some heaving swelling but as the sod settles it will level out, if the grade is affected it will be corrected.
 5. Repair: Contractor will return on time during the first year of occupancy at the Purchaser's request any visible drywall defects.
 6. Substitutions: Contractor reserves the right to substitute all material with that of equal or better quality and to effect construction modifications necessitated by construction techniques one availability of material. Purchaser shall be consulted prior to changes.
 7. The Vendor will provide the survey for the purchaser if the document is required for closing purposes for a fee of \$800 payable on closing. Due to City or Hydro service locations and parking, it may be necessary to reverse the floor plan. All plans and specifications are subject to modifications from time to time at the sole discretion of the Vendor. The Vendor reserves the right to change the foregoing specifications without notice. Notice to Purchasers - due to increasing construction costs we commit orders to our Suppliers on the date for the Offer to Purchase. Therefore, in most cases we cannot alter or change or add to the specifications, details or final notes. All requests for changes after the offer becomes firm must be in writing and the Purchaser acknowledges that the Vendor shall not be held liable for any changes that are requested after the Offer to Purchase.
 8. Where the Purchaser is given a choice of exterior colour package, the Purchaser agrees to confirm such choice to the Vendor upon acceptance of the offer.
 9. The purchaser is to have the choice of interior colours, materials or styles from the Vendor's samples, or samples from a specified location of the following provided they have not yet been installed or ordered from the supplier:
 - (a) All ceramic tile floors where illustrated as per plan;
 - (b) Cabinets and Laminate countertops in kitchen and bathrooms;
 - (c) Ceramic wall tile in all baths and showers as per plans;
 - (d) One carpet colour selection throughout home where illustrated as per plans.
 10. In making coloured material selections and upgrades, the Purchaser acknowledges being advised and accepts the following:
 - (a) that all light coloured materials, especially flooring, may be subject to fading or yellowing after use or exposure to sunlight or discoloration at wall and sub floor joints due to filtering process that occurs with pollutants and candles in a forced air heating and such heating and such fading, yellowing, discoloration and air quality will not be covered by any warranty.
 - (b) Marble and wood are subject to natural variations in colour and grain; and that ceramic tile and broadloom are subject to pattern, shade and colour variation.
 - (c) any hardwood flooring installed by the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity is low) and expansion (typically in summer when humidity is high) for which the Purchaser agrees is not the responsibility of the Vendor and agrees to fully indemnify the Vendor in respect of such issues. The Purchaser further acknowledges being advised that the purchase of a humidifier for the Real Property in which hardwood flooring is installed is recommended by the Vendor so as not to expose such hardwood flooring to extend periods of humidity levels that are outside the recommended range of forty to fifty percent. The Purchaser also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure.
 - (d) Transition strips shall be used to bridge flooring height differentials due to flooring material thickness.
- The Purchaser acknowledges that notwithstanding any other provision herein, materials are subject to availability to meet scheduled occupancies and therefore agrees that the Vendor reserves the right to make non-material plan, specification and material substitutions at the Vendor's sole discretion provided that any such substitute materials is of equal or better quality.
 - The Purchaser acknowledges that at the Vendor's sole discretion door swings may be different than those indicated on brochures and ceilings and walls may be modified to accommodate mechanical systems, and the Purchaser agrees to accept such modifications.
 - The Purchaser acknowledges and accepts that all dimensions in this agreement are approximate, windows and square footages may vary depending on elevations selected, and actual useable floor space may vary from the stated floor area.
 - The purchaser acknowledges and accepts that exterior elevations over garage doors and at front porches are subject to change due to municipality required grade conditions, and, where a landing may be required the number of steps to grade may vary.
 - The Vendor reserves the right to substitute materials with that of equal or better quality.
 - The Purchaser agrees that the following are
 - not included in the purchase price: Drapes and Tracks, wallpaper,
 - furniture, appliances, central vacuum system, air conditioning,
 - security system, rear decks, painted basement floor, lawn sprinkler system, and planting and landscaping.
 - The Purchaser acknowledges that this Agreement is conditional on the Vendor obtaining approval from the authority having jurisdiction as to sitting, model type and plans and specifications of the real property including architectural details and exterior finishes, which if the Vendor cannot obtain such approval, the Vendor may terminate this agreement and return all Deposits without interest and without deduction; provided however, the Purchaser hereby agrees to accept minor modifications required to obtain such approval, including walkouts, narrowed driveway entrances, decks, side porches or a reverse plan (mirror edges).
 - Bathroom mirrors included, one per bathroom corresponds to size of sink or vanity.
 - All sizes approximate The Purchaser acknowledges that the lot including the home being constructed thereon is, until Closing, considered a workplace and construction site and as such governed by the laws and regulations of same. The Purchaser therefore acknowledges not being permitted unsupervised entry or access to such workplace and construction site and further agrees and covenants not to attempt to gain entrance and access to same except during normal working hours and by prior arrangement with the Vendor at the sales office. The Purchaser agrees to follow all safety practices as prescribed by law during all such pre-arranged visits to the workplace and construction site
 - Purchase is responsible for apply for the following service 2 weeks prior to closing: Union Gas, Hydro, Water, Bell Telephone, and Rogers TV.
 - Purchase is responsible to inspect all bathroom fixtures on PDP sheet. Any chipping and cracking on any bath tubs or sinks is not covered under warranty after the deal is closed.
 - Railing on front and back porch is per Grading requirement .
 - Features may vary from brochure plans and actual working drawings.
 - All selections, where applicable, are to be made from the Builder's samples or suppliers. The Vendor reserves the right to substitute all materials with that of equal or better quality and also reserves the right to effect construction modifications necessitated by construction techniques or availability of materials.
- All Vendor will return one time, during the first year of occupancy, at the purchaser's request, to repair any visible drywall defects
- Vendor will return one time, during the first year of occupancy, at the purchaser's request, to repair any visible drywall defects
- Front & rear yard must stay building and fence free for a one year period.
- The Purchaser shall make no alterations, deletions to the change order" signed by both parties. contract specifications without a "Specification Driveway, sidewalk and front landing (Handy Paver Driveway) are excluded from any Warranties.

The builder reserves the right to make modifications and changes should they be necessary without notification to the public.

Revised June 6 ,2023