

STANDARD FEATURES & FINISHES

BUNGALOW TOWNHOMES



Schedule B



CONSTRUCTION FEATURES

- 1 GAF Prestique Timberline shingles (50 year non-prorated warranty)
- 2 Low E Argon filled double glazed windows with warm edge spacers for high performance
- 3 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 4 2" x 6" exterior wall construction with R22 insulation in walls, R60 insulation in ceilings, R31 insulation in sloped ceilings
- 5 8" poured concrete foundations with exterior delta wrap
- 6 R-20 continuous insulation on interior of foundation walls
- 7 Basement exterior walls framed with 2" x 4" studs
- 8 Engineered TJI floor joists
- 9 ¾" moisture resistant premium sub-flooring screwed and glued
- 10 Full height Basement (approx. 7'8") with extra-large 44" x 30" vinyl windows
- 11 DensShield Tile Backer for all bath ceramic wall tile installations

EXTERIOR FEATURES AND FINISHES

- 12 Lush plantings on front and rear yards with privacy screens
- 13 Architecturally controlled exterior designs and colour selection
- 14 Front entry door with elegant Schlage exterior handle grip set
- 15 Steel garden doors and Garage man door (where indicated on plans)
- 16 Steel insulated garage door(s) with attractive windows
- 17 Exterior finishes in stone, stucco or 'HardiePlank' factory finished siding per plans (exteriors will vary by block)
- 18 Low maintenance stucco or aluminum soffit, fascia and eavestroughs
- 19 Fully irrigated lawns and flower beds
- 20 All exterior doors with keyed alike deadbolt hardware
- 21 Fully sodded lots, front and rear
- 22 Poured concrete walkway at front
- 23 Wood steps from Garage to house. pressure treated wood steps from rear patio to yard

- 24 Exterior pot light on front porch, one pot light over Garage door
- 25 Flexible caulking applied to all exterior doors and windows
- 26 Rear covered patios with concrete deck on frost-free foundation where indicated on plans
- 27 Attractive address number
- 28 Driveway paving in attractive pavers is included
- 29 New Trend Eternity Vinyl fencing 6' high in "Green Teak" along rear property line

INTERIOR DESIGN

- 30 Free consultation with our talented design staff, flooring & cabinet suppliers

INTERIOR FEATURES AND FINISHES

- 31 10' high ceilings throughout main floor as per plans
- 32 Smooth finish on main floor ceilings
- 33 Smooth ceilings in Bathrooms and finished Basements
- 34 31/2" trim and 51/2" baseboards
- 35 Rounded drywall corners re-enforced with steel backing
- 36 Solid pine carpet grade stairs
- 37 Masonite panelled interior Carrara smooth doors
- 38 Schlage door hardware with choice of finishes in lever styles
- 39 12"x12" porcelain ceramic flooring where noted on plans
- 40 Ceramic tile in Kitchen, Foyer, Bathrooms and Mudroom
- 41 Quality 36oz. broadloom including 10mm under pad on stairs and in Master Bedroom, and Den
- 42 Hardwood in Great Room
- 43 Interior painted with one prime coat and 2 finished coats, quality latex on walls, in choice of 2 colours, and semi gloss latex on trim
- 44 Interior garage walls drywalled and primed
- 45 Stairwell to Basement finished in drywall and painted on stair side only

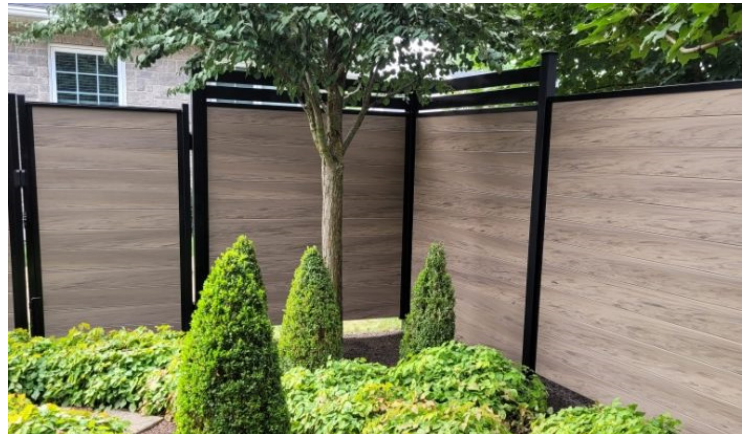
- 46 Basement upgrades include half wall in drywall for lower six risers, carpeted stairs, Sitting Room and Bedroom
- 47 One wire shelf installed in all closets and three wire shelves in pantry

KITCHEN

- 48 Quality cabinets with crown moulding and light valance in painted MDF
- 49 Cabinets include two larger drawers for pots and pans
- 50 Quartz countertops in Kitchen in select colours only
- 51 Stainless steel undermount double sink with Moen Align Pull Out Faucet in chrome or black.

BATH

- 52 Moen Align faucets in kitchen and bathrooms in chrome or black
- 53 Bathroom vanity in Ensuite Bath with full mirror and laminate countertop, china sink and Moen Align faucets
- 54 American Standard right height elongated 2 piece toilets
- 55 Luxurious 6' wide ceramic and glass shower in Ensuite
- 56 Bathroom vanity in Main Bath, china sink, Moen Align single lever faucet and laminate countertops
- 57 Main Bath with 48" Mirolin shower
- 58 48" vanity with optional Basement Bathroom
- 59 Align towel bar and paper holder in each Bathroom



MECHANICAL

- 60 97% High efficient multi-stage furnace for superior comfort and energy efficiency
- 61 15 Seer central air conditioner included (optional 19 Seer available)
- 62 Hot and cold water supplied to washing machine
- 63 Navien tankless hot water heater (rental)
- 64 Energy Recovery Ventilation System to maintain fresh air and reduce heating expense
- 65 Rough-in for Bathroom in Basement
- 66 Two exterior hose bibs, one in Garage and one at rear elevation
- 67 Cross-linked polyethylene piping used throughout
- 68 Exterior venting supplied to Kitchen - range hood or fan not included
- 69 Quiet Panasonic fans in Bathrooms directly vented to exterior
- 70 Programmable thermostat

ELECTRICAL

- 71 200 amp service
- 72 LED lighting throughout
- 73 Pre-wired for telephone (2) and cable (3) locations
- 74 Door chime
- 75 Pot light in all showers
- 76 Buyer is required to provide light fixtures for installation by Seller - only to be purchased at Don's Lighthouse. Installation of fans and chandeliers is an extra charge
- 77 3 pot lights in Kitchen

WARRANTY

Blythwood Homes warranty backed by Tarion Warranty Corporation includes: the home is free from defects in workmanship and materials and the house is free of defects in materials on exterior cladding, caulking, windows and doors one (1) year and the building envelope remains free from water penetration for two (2) years. The home is warranted against major structural defects for seven (7) years. The home is subject to the terms of the Purchase and Sale Agreement. All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The Vendor reserves the right to change the foregoing specifications without notice. E. & O. E.