

Features & Finishes



WESTFIELD

FEATURES FOR SEMIS, 34' & 38' SINGLES

GENERAL

1. All interior floor and wall finishes materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.
2. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
3. All exterior finishes and colours are selected by the Vendor and are subject to architectural control.
4. Homes are covered with Tarion Warranty Corporation seven (7) year warranty; fee to be paid for by Purchaser on closing.

EXTERIORS

5. The detached model types will be principally brick construction on the first and second floors, as per plan.
6. Some sections of the house may be constructed of masonry stone, aluminium or vinyl siding, wood or stucco, as per architectural detailing.
7. Semis will be principally brick construction on the first and second floors front and rear elevations.
8. Some elements of the semi-detached may be constructed of masonry stone, stucco, aluminium or vinyl siding or wood as per architectural detailing.
9. Semis to have acoustically treated stud party wall between units.
10. Soldier coursing, brick arches, keystones and other masonry detailing as per elevation.
11. All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.
12. Decorative house numbers.
13. Decorative shutters for windows where applicable.
14. Quality self-sealing limited lifetime warranty laminate shingles.
15. Weather-stripping on all exterior doors.
16. Fibreglass dent resistant insulated front entry door and "steel-clad" side entry door (as per applicable plan). Glass insert in front entry door, as per plan.
17. All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable plan).
18. All entry doors to have precast stone threshold.
19. All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per elevation.
20. All basement windows to be sliders, double-glazed, PVC, with low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions.
21. Garage overhead door(s) with glass inserts as per applicable plan.
22. All garage walls to be completed to drywall and primed.
23. Front, rear and side yards if applicable to be fully sodded. Some side yards to be stone, as per plan.
24. Concrete front entry steps, as per grading and elevation.
25. Precast concrete slab walkway to front entry.
26. Exterior cold water tap installed in attached garage and at rear of house, as per applicable plan.
27. Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
28. Vendor will provide a two-coat asphalt driveway. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
29. All exterior walls, interior partitions and the high performance flooring are built using H+ME Technology precision engineered manufacturing technology *

INTERIORS

30. Approximately 9 ft. ceiling heights on the main floor and 8 ft. ceilings on second floor, except where precluded by bulkheads.
31. Finished oak stairs and railings, metal pickets on main floor staircase to second floor with a choice of stain from vendor's standard selection.
32. Two panel square style interior doors.

33. 3" casings on all windows and doors
34. 5 1/4" baseboards (with shoe mould in tiled area)
35. All closets to have wire shelving.
36. Detached models to contain gas fireplace as per applicable plan with 8" marble surround and factory approved safety barrier. Fireplaces are as per applicable model only.
37. Premium satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
38. One (1) washable paint colour throughout the house.
39. Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

FLOORING

40. High performance engineered flooring system "1" – joists.
41. O.S.B. tongue and groove sub floor glued, nailed, and sanded.
42. 3" Prefinished engineered oak strip hardwood flooring with choice of colour from vendors standard selection, in all areas of the main and second floor, except where shown as tile, as per plan.
43. Floor tile approx. 12" x 24" in foyer, laundry area, and all bathrooms, or as shown on applicable model.

KITCHEN

44. Choice of custom quality finished kitchen cabinets with double stainless steel undermount sink and dishwasher opening.
45. Extended upper cabinets as per applicable plan.
46. Single lever chrome faucet with a pull down sprayer.
47. 3/4" Caesarstone counter tops for kitchen with a square edge (No backsplash).
48. Stainless Steel ducted 300 CFM range hood fan over stove.
49. Rough-in plumbing and electrical outlet for dishwasher.
50. Heavy-duty wiring and receptacle for stove.
51. Electrical outlets are located for fridge and at counter level for small appliances.

BATH/PLUMBING

52. Choice of vanity cabinets and Caesarstone counter tops with undermount sink in all bathrooms from Vendor's samples.
53. All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model.
54. Ensuite to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model.
55. Bathroom fixtures are white.
56. Master ensuite bathroom to contain an acrylic soaker tub with ceramic tiled deck and skirt, as per applicable model. Ceramic tile around tub to be approximately 18" in height, including tiled deck and skirt. Free standing acrylic tub with deck mount faucet as per applicable plan.
57. Master ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, walls to be tiled to ceiling, per applicable plan, including waterproof pot light.
58. All bathtub enclosure walls in all 3-piece bathrooms to be ceramic tile. Note: It is understood there is no separate shower stall and bathtub in (3) piece bathrooms.
59. All bathtubs to be acrylic, as per applicable plan.
60. Exhaust fan in all bathrooms, as per plan.
61. All toilets are elongated, regular height.
62. Privacy locks on all bathroom doors.
63. Single lever chrome faucets on all sinks.
64. Temperature control valves in all showers.
65. Chrome towel bar and toilet paper dispenser in all bathrooms.
66. Main floor powder room to contain a floating vanity cabinet with Caesarstone countertop, rectangular undermount sink, toilet and wall-mounted mirror.
67. Shut off valves for all sinks and toilets.

68. All water lines to be polyethylene tubing throughout.
69. Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).

LAUNDRY

70. Second floor laundry room equipped with floor drain as per applicable model.
71. Laundry room to have a laundry tub or base cabinet with built-in single compartment laundry tub with a two handle laundry faucet and laminate counter-top, as per applicable model.
72. Plumbing for automatic washer.
73. Dryer vent and heavy-duty wiring and outlet.

ELECTRICAL

74. 100 amp. electrical service.
75. Copper electrical wiring throughout.
76. Electric light fixtures provided in all rooms except living room, as per applicable plan.
77. Exterior cast aluminium lights at all exterior doors, as per plan.
78. Two exterior waterproof GFI electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
79. White Decora switches throughout.
80. Mechanical fan in all washrooms as per plan.
81. Electrical outlet for future garage door opener(s). One outlet for each garage door.
82. Smoke detectors hard wired to the electrical system, one on each floor, including basement and one in each bedroom.
83. Combination smoke detector / carbon monoxide detector hard wired to the electrical system in upper hallway.
84. Door chimes to be installed.
85. Rough-in vacuum system, located in the basement for future connection as per applicable plan.
86. Rough-in security as per Vendor's specifications (wires to all operable windows and doors on main floor only).
87. Rough-in RG6 cable TV in family room, master bedroom, loft and study/den, as per plan.
88. Rough-in for telephone as per Vendor's specifications (one in kitchen, family room, all bedrooms, and study).
89. A single Ground Fault Interrupter (GFI) protecting electrical outlets in all bathrooms.

HEATING, AIR CONDITIONING & INSULATION

90. Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) installed. The ECM motor allows for a quieter HVAC system running at a higher efficiency. Hot water heater on a rental basis. Note: Furnace location may vary from plan.
91. Installation of a simplified Heat Recovery Ventilator (HRV) connected to the basement cold air return.
92. Heating ducts are sized for future addition of air conditioning.
93. Insulation around windows and doors is low expansion polyurethane spray foam (excluding basement windows).
94. All insulation to be OBC compliant or better.
95. Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
96. Spray foam insulation to garage ceiling below any habitable space above.

GENERAL PROVISIONS

97. The Purchaser hereby acknowledges and agrees that due to grading, drainage, building code requirements or other conditions or issues, the Vendor, in its sole discretion, may make changes to modify the floorplan, add and/or eliminate doors or steps without adjustment to the purchase price and without further notice to the Purchaser, including without limitation:
 - a. Eliminating the door between the garage and the laundry/utility room;
 - b. Eliminating the side door;

- c. Installing step(s) with or without a railing in the garage due to different grading may interfere with or limit the use of the interior of the garage;
 - d. Lowering or creating a step down into the laundry/utility room to accommodate the garage door and/or side door to the laundry/utility room;
 - e. Installing a deck depending upon the grading requirements for that particular lot;
 - f. Entry steps may be required, varied, and/or eliminated to the house due to grading conditions.
98. The Purchaser acknowledges that finishing materials contained in any model home or sales office display including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrades kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing, may be for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.
 99. Interior design consultation at The Design Studio on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendors Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendors samples, and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
 100. Purchaser acknowledges the right reserved and/or easement in favour of the Vendor permitting entry for installation of berms, fences and/or landscaping, and the purchaser further acknowledges their undertaking to maintain the berms, fences and/or landscaping after installation.
 101. The Purchaser acknowledges that the Vendor will only replace any obvious floor tile damages caused by settlement within the first year of closing, provided the Vendor is able to match the floor tile dye lots, colours and/or designs.
 102. The Purchaser understands that a hardwood floor is a wood product and is subject to environmental factors. Indoor and outdoor humidity levels may influence its appearance by way of cupping and/or shrinkage of this material.
 103. The purchaser acknowledges that all features are as per applicable plan and are not standard on all plan types.
 104. The Vendor shall have the right to at any time without notice to the Purchaser substitute other products and materials for those listed in this Schedule 'A' or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or being substituted.
 105. Natural or natural simulated or broadloom products (i.e. wood, granite, stone, marble, laminate flooring, carpeting etc.) are subject to variations in shade, appearance, colour, grain and texture from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations.
 106. Due to the nature or the natural grain in wood and the manual process in which stain is applied, there may be some variation in finished colour and texture from prefinished hardwood, including without limitation, stairs, railings, nosings, trim, and pickets.
 107. The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
 108. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide and equivalent model.
 109. All dimensions, if any, are approximate, and are subject to change without notice.
 110. All specifications and materials are subject to change without notice.
 111. Pursuant to this Agreement, including this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the dwelling unit which is in the nature of an optional extra (such as, by way of example only, a media station). If, as a result of building, construction or site conditions, the Vendor is not able to construct or does not construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
 112. Floor and specific features will depend on the Vendor's package as selected.
 113. Actual useable floor space may vary from stated floor area(s).
 114. Errors and Omissions Excepted.

 **GREAT GULF**