



QUALITY APPOINTMENTS

SCHEDULE 'A'

RAVINE COLLECTION

FREEHOLD TOWNS

ELEGANT EXTERIORS

1. Humberwood Heights in Etobicoke features Modern Contemporary inspired architecture. All elevations, exterior colours and materials are architecturally controlled.
2. Elevations feature an impressive array of stone, brick, stucco and painted smart panel, as per applicable plan.
3. Superior 2"x 6" wood exterior construction.
4. Wood framed party wall construction.
5. Metal insulated entry door with weather stripping and deadbolt lock (as per applicable plan).
6. Thermopane Low-e argon filled vinyl 6' sliding glass patio doors to balcony.
7. Thermopane Low-e argon filled vinyl casement windows with insulated spacers throughout, as per plan. Opening windows are screened.
8. Aluminum soffits, fascia, eavestroughs and downspouts.
9. Aluminum frame and post railings with tempered glass on balconies, where applicable.
10. Balconies include privacy screen, one weather proof exterior outlet and one gas line.
11. Premium quality moulded cladwood sectional roll-up garage door, as per applicable plan.
12. Fully paved driveways with base coat and top coat of asphalt.
13. Two (2) exterior hose bibs, one in garage and one at rear of house.
14. Custom designed and architecturally controlled landscaping.
15. Black house numbers with nickel plated deadbolt and gripset entry on front door.

SPECTACULAR INTERIOR FINISHES

1. 9' ceiling height on main floor.
2. Natural oak stairs with oak veneer stringer and risers; pickets & railings to be natural oak with clear coat of varathane.
3. Colonial baseboard and trim for doors and window casings throughout.
4. Colonial raised six panel interior doors, including closets as per plan, or white sliding closet doors, as per plan.
5. Purchaser's choice of colour of quality washable latex paint and primer on all interior walls (from builder's standard samples).
6. Smooth finish ceilings in kitchen and bathrooms and stippled ceilings with 4" smooth border throughout.
7. Trimmed archways throughout where applicable as per plans.

DESIGNER KITCHENS

1. Purchaser's choice of deluxe cabinetry in kitchen with granite countertop from Builder's standard samples.
2. Breakfast bar in kitchen flush with counter, as per applicable plan.
3. Undermount double stainless steel sink in kitchen with single lever faucet.
4. Stainless steel faced fridge, range, dishwasher, and over the range microwave with fan.
5. Dedicated electrical outlet for refrigerator.
6. Split electrical outlets at counter level for small appliances.

LUXURIOUS BATHROOMS

1. Contemporary vanity cabinet with granite countertop from Builder's Décor package selection
2. Main bathroom to have tub/shower with ceramic tile to ceiling height, as per plan.
3. One-piece vanity or pedestal sink in powder room, as per plan.
4. Mirror in all bathrooms, full width of vanity.
5. White oval undermount sink with single lever faucet and pop-up drains.
6. Privacy locks on all bathroom doors.
7. Quality sconce lighting in all bathrooms and powder room.
8. Chrome bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved chrome shower rod where applicable.
9. Positemp pressure/temperature balance valves for all showers.
10. Shut off valve under each sink.

LAUNDRY AREAS

1. Stackable white washer and dryer, as per plan.
2. Exterior exhaust for dryer.
3. One laundry tub provided, as per plan.
4. Hot and cold laundry taps for washer and heavy duty wiring for dryer.

FLOORS AND FLOOR COVERINGS

1. Imported ceramic 12" x 12" or 13" x 13" flooring in entry, powder room, ensuite, bathrooms and laundry in finished areas, as per plan.
2. Laminate flooring in living, dining, kitchen, great rooms, lower floor hallway and rec room.
3. Premium quality 35 oz. carpeting with 5/16" underpad in upper floor hallway and all bedrooms.
4. All 5/8" tongue & groove OSB subfloors sanded and fastened with screws.

LIGHTING AND ELECTRICAL FEATURES

1. Ceiling outlets with builder supplied quality light fixtures for entry, hallways, kitchen and breakfast and all bedrooms, as per plan. Capped outlet in living/dining room, as per plan.
2. Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage for future door opener.
3. Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms.
4. Carbon monoxide detectors with electrical connection in hallways of floor(s) with bedrooms.
5. White Decora style switches and receptacles throughout.
6. Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drop to unfinished basement.

TECHNOLOGY AND MEDIA

1. Pre-wired technology including: Wide Band Width Video Cable and High Speed Data Cabling.
2. Choice of 8 locations for telephone/ethernet or cable TV/modem outlets.
3. Rough-in security includes wiring to all ground floor doors and ground floor operable windows, all oversized basement windows, and 2 motion detector locations. All wiring drops to basement.

ENERGY CONSERVATION FEATURES

1. Forced air, high efficiency gas furnace @ 96% AFUE and standard air conditioning. Water heater provided on a rental basis. All heating and air conditioning ducts are cleaned prior to closing.
2. Exterior walls are insulated to R22, basement walls with R20 Blanket, and flat roof R31.
3. Spray foam insulation in garage ceiling below any habitable space above.
4. All building envelope perforations including doors and windows to be fully caulked.
5. Foundation wrapped with a superior drainage membrane to protect from water penetration.
6. Energy efficient water saver shower and toilet tanks.

TARIION WARRANTY CORPORATION COVERAGE

1. 7 years – major structural defects.
2. 2 years – plumbing, heating and electrical systems and building envelope.
3. 1 year – all other items.

All colour and finishing selections are to be made at Tribute Decor Studio and from Tribute's standard samples. Tribute provides the services of a professional Design Consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Homes and Décor Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary.

All levies, hydro & gas meter hookup costs included.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E. & O. E. January 8, 2021.