

SCHEDULE "D"
STANDARD FEATURES AND SPECIFICATIONS

West Peak
201 Elmira Road, Guelph, Ontario

BUILDING FEATURES

- Precast concrete construction system with architecturally designed finishes and colours
- Poured concrete foundation walls and basement floors
- Foundation exterior wall wrapped with waterproofing membrane to guard against leaks (or equivalent)
- Quality caulking to all exterior windows and doors
- All windows are maintenance free Low E Argon gas filled
- Spray applied urethane insulation installed on all exterior walls as required by the Ontario Building Code
- Front door access control system for visitors
- Fitness room (may be located in another building within the complex)
- Party room (may be located in another building within the complex)
- Rooftop patio area (may be located in another building within the complex)
- Bicycle storage area (may be located in another building within the complex or an exterior structure)
- Moving room
- Outdoor amenity area with seasonal outdoor pool, multi-sport court, courtyard pergola, covered BBQ area, child play area, lit forest walking trails and outdoor pet wash station.
- Energy efficient central HVAC system and hot water generation
- Energy efficient light fixtures
- Central water softeners
- Two Hi efficient Upgraded MRL elevators

ROOFTOP AMENITIES INCLUDE

- Professionally designed rooftop patio space with gas BBQ, outdoor kitchen and outdoor seating areas

YOUR SUITE FEATURES

- Impressive 8' 8" ceilings except in areas where architectural details, mechanical or duct work require ceiling height to be lowered.
- Balcony or terrace as per plan
- Plank laminate wood flooring chosen from builder's samples in all rooms except bathroom and laundry
- Ceramic tile flooring in bathroom and laundry
- Stylishly designed painted 2 ¼" trim and casings and 3 ¼" baseboard throughout
- Fire Rated entry door with standard hardware, deadbolt & security viewer
- Hollow core interior doors with standard hardware
- Paint finished contemporary style wood baseboards with matching window trim
- Sliding or swing doors to balcony or terrace as per plan
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint, all interior doors and trim finished in white semi-gloss latex paint. Colour chosen from builder's samples. One paint colour throughout.
- Wire shelving in all closets
- Oversized Low E argon gas filled windows. Some units with floor to ceiling windows
- Smooth ceilings throughout
- All interior demising walls insulated for sound attenuation

YOUR BATHROOM

- Contemporary vanity and white sink with modern chrome single lever faucet
- Granite countertop
- Ceiling mounted exhaust fan
- White acrylic 1-piece full size tub/shower or 1-piece shower as per plan
- White low flow toilets
- Large wall mounted mirror
- LED pot lights



YOUR KITCHEN

- Granite countertops
- Deluxe Stainless Steel Energy Star appliance package includes refrigerator, stove, dishwasher and hood fan.
- Stainless steel double bowl sink
- Chrome single lever kitchen faucet
- Quality kitchen cabinetry with soft close hardware from builder's standard samples

YOUR LAUNDRY

- Convenient in-suite laundry
- Stacked washer and dryer

ELECTRICAL AND TECHNICAL FEATURES

- Electrical layout will include LED pot lights in kitchen, living/dining, walk in closets and common areas, receptacles and switches as required by the Ontario Building Code
- Bedrooms and Den will have a switched ceiling device box with blank cover.
- Smoke, carbon monoxide and heat detectors as required by the Ontario Building Code
- All suites pre-wired for telephone & cable.
- Hydro individually metered by suite for personal control
- In-suite sprinkler system
- Individually controlled VRF heat pump fan coil system providing in suite heating and cooling
- Individual electrical service panel with circuit breakers and copper wiring throughout
- White standard receptacles and switches throughout
- Ground fault & Arc fault electrical outlets as required by the Ontario Building Code
- Heavy duty stove and dryer electrical outlets
- Electrical receptacle and wall mounted light fixture on balcony

HOMEOWNER WARRANTY PROTECTION

- Tarion Warranty Corporation New Home Warranty Protection
- One, two and seven year warranty protection as per Tarion Construction Performance Guidelines

Notes: The ceiling height of any suites are approximate and are measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms and hallways) the ceiling height will also be less than the stated ceiling height for that floor.

Drop ceilings in the bathroom, laundry area, closets, foyer, hallways and kitchen. Bulkheads are applicable, where required within the living space.

All specifications and terms are subject to change without notice. E. & O.E. [insert date of drafted agreement].

Note: The Vendor shall have the right to make reasonable changes, in the opinion of the Vendor, in the plans and specifications, if required, and to substitute other material for that provided herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's Architect or Interior Designer, whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E. & O.E.

The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes, and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid.

As provided in the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Tarion warranty program, if the Purchaser fails to make his selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice.

