

## SCHEDULE "A"

# THE RIDGE *river mill*

THE RIDGE - TOWNHOMES  
Cambridge, Ontario

### SPECIFICATIONS AND INCLUSIONS (INCLUDED FEATURES)

#### 1. LANDSCAPING

- a) Homes will be graded, topsoiled and sod installed in front and back yards where applicable. Trees will be planted as per plan.
- b) Walkway from driveway to front door.
- c) Two concrete slabs and if required concrete steps to be placed at all patio doors.
- d) Paved driveway to street line.
- e) Units to have wooden privacy screen in rear area (sides only) as per site plan.
- f) Included in the premium for a Look Out is a deck approximately 50-60 square feet with steps. Number of steps varies with grade
- g) For a more appealing streetscape, all services are underground.

#### 2. CONCRETE

- a) Poured 8" concrete basement walls reinforced with rebar.
- b) Exterior of foundation walls will be finished with Delta Wrap & Spray.
- c) 4" weeping tile covered with clear 6" of crushed stone around foundation walls.

#### 3. EXTERIOR

- a) All windows are vinyl Thermopane insulated glass Low-E, with a 25-year limited sealed glass warranty. All operating windows that are in habitable areas of the home are to have screens. Windows – operational and/or non-operational - are per code for each room.
- b) Facia, soffit and eaves trough to be pre-finished metal, as per plan.
- c) Roof to be 25-year self-sealing shingles.
- d) Modern pre-finished metal garage doors.
- e) Deadbolt locks on all exterior swing doors.

#### 4. DRYWALL AND INSULATION

- a) All finished rooms are drywalled, taped, sanded, primed and painted.
- b) Exterior walls will have R22 insulation and attics will have R50 insulation.
- c) Basement walls will be wrapped with Basement Blanket R20 insulation to within 14" of slab floor.
- d) To minimize truss uplift clips or metal channels are screwed between ceiling drywall and trusses.
- e) Textured white ceilings have bordered trim. (sloped ceilings and basements excepted)
- f) Ground floor, main floor and bathrooms will have smooth ceilings. (Three Storey)
- g) Kitchen and bathrooms will have smooth ceilings (Two Storey)
- h) Garage is fully drywalled, with rough coat tape only.
- i) Grade permitting, a man door is included in every home for direct access from garage to house for your convenience (NOTE: It is not expected that grading will permit man doors for Units 1 – 40, although the grading for Units 18, 20, 21, 22 and 26 MAY permit man doors, however, this is not guaranteed by the Vendor)
- j) Acoustical Fire Batt between party walls.
- k) All walls to be painted with "Dulux X-pert Matt" low VOC paint. One (1) colour to be included throughout and is to be chosen from the Builder's included colour palette.

#### 5. ELECTRICAL

- a) 100 AMP Electrical Service, with circuit breaker panel.
- b) Convenient heavy-duty electrical hook ups are provided for stove and dryer.
- c) All copper wiring.
- d) Electrical outlets as per Electrical Safety Authority specifications.
- e) Exhaust fan to be installed in all bathrooms, vented to exterior.
- f) Switch for principal exhaust fan (90 cubic feet per minute) to be conveniently located with control beside thermostat on main floor.
- g) Smoke and Carbon Monoxide Detectors on all levels and in all bedrooms, as per code.
- h) Optional over-the-range microwave provision or under cabinet hood fan vented to exterior.
- i) 2-weatherproof ground fault plugs, 1 on front porch and 1 in rear.

- j) 1-electrical plug for future garage door opener in garage ceiling. (Garage Door openers sold separately)
- k) Doorbell chimes installed on the main floor.
- l) Brushed nickel light fixtures will be installed in all finished rooms (where applicable).
- m) Electrical supply with breaker provided for future dishwasher hook-up.
- n) Total of 5 drops for any combination of telephone or CAT6e Data with matching faceplate. All wires to be home run and terminated at supplied media panel.
- o) All light switches and plate covers to be white Decora.
- p) Two gang electrical receptacle provided at the service panel and media panel location for convenient future hook-ups.
- q) USB charge receptacle one in kitchen and one primary bedroom.

## 6. HEATING

- a) The Healthy Home Package comes complete with brand name high efficiency furnace, HRV, air conditioner, tankless high efficiency hot water heater, and smart programmable thermostat as part of a rental and maintenance program. The Purchaser agrees to assume the contract.
- b) Dryer vent to the exterior.
- c) Professional Duct Cleaning of your vents before you occupy your home.

## 7. FLOORING

- a) Luxury Vinyl plank on ground and main floor including powder rooms, as per Builder Level 1 samples
- b) Choice of carpet, one (1) colour, as per Builder Level 1 samples with foam chip underpad.
- c) Ceramic tile in main and ensuite bathrooms and foyer, as per Builder Level 1 samples.

## 8. DOORS, TRIM & STAIRS

- a) 3 7/8 baseboards and 2 3/4 casing paint grade MDF.
- b) All half walls to be capped in MDF and painted white.
- c) All finished staircases to be carpet grade with stained oak spindles and railings. Stringers to be painted white.
- d) All interior trim and doors to be painted white.
- e) 2 panel smooth doors.
- f) All door handles and hinges to be Satin chrome.

## 9. CABINETS AND COUNTERTOPS

- a) A choice of textured melamine or thermofoil flat panel cabinets, as per Builder Level 1 samples.
- b) Bathroom vanities to have white 2cm quartz countertops with modern square undermount sink.
- c) Opening in Kitchen Cabinets for future dishwasher.
- d) Quartz kitchen countertop, as per Builder Level 1 samples.

## 10. PLUMBING

### Main Bath & Ensuite

- a) Clean face acrylic 60" x 30" bathtub.
- b) Moen Chateau chrome single lever faucet with pop-up drain.
- c) Moen Chateau chrome pressure balancing shower control (single control) and head.
- d) American Standard Evolution toilet, with standard height and round front.
- e) Plate glass mirrors in all bathrooms.
- f) Plumbing fixtures are white.

### Plumbing

- a) PEX piping to be used throughout.
- b) Shutoff Valves on all water supplies.
- c) One hose bib in garage and one hose bib with backyard access where applicable.
- d) Drain "T" for future dishwasher and hot water supply.

## 11. IN GENERAL

- a) Kiln dried floor joists.
- b) Interior walls to be 2" x 4", or better.
- c) OSB sub-flooring will be sanded, screwed and glued into position on all floor joists.
- d) 9 ft Ceiling heights on the Ground and Main level.
- e) Utility areas are unfinished.

## 12. PERSONALIZING YOUR HOME

- a) Included is one colour selection appointment with our Starward Interior Design Consultant. Appointments will be weekdays at either 9 am or 1 pm and will last for a maximum of 3 hours. If required, additional appointments can be purchased at a rate of \$300 per appointment.

### **POLICIES & PROCEDURE**

NOTE #1 - In the event that any selection is not available at the time of installation, the Builder reserves the right to make substitutions by giving the Purchaser/s notice that the material is not available.

NOTE #2 - It is the responsibility of the Purchaser(s) to water and care for the lawn, shrubs, gardens and trees. River Mill Communities 5 Inc. is not responsible for maintenance of landscaping.

NOTE #3 - Drywall repairs are made once within the builder's warranty period. Drywall repairs will not be repainted.

NOTE #4 - The mechanical ventilation system to be used for humidity and odour control. Principle exhaust fan is located in a bathroom and controlled by a switch adjacent to the thermostat.

NOTE #5 - The home will be enrolled in the Tarion New Home Warranty Plan by the Vendor and paid for by the Purchaser as an adjustment on Closing.

NOTE #6 - In making colour and material selections and upgrades, the Purchaser acknowledges being advised and accepts the following:

- (a) That all materials, may be subject to fading, yellowing or discolouration due to use, exposure to sunlight and exposure to pollutants (including candles) especially with forced air heating. As such fading, yellowing, discolouration and air quality will not be covered by a warranty.
- (b) All-natural materials such as Marble and Wood are subject to natural variations in colour and grain. Man- made materials such as ceramic tile and broadloom are subject to pattern, shade and colour variations.
- (c) Transition strips shall be used to bridge flooring height differentials due to flooring material thicknesses.
- (d) The *homeowner* has a responsibility to maintain indoor humidity levels through humidification, ventilation, air conditioning or dehumidification to prevent permanent, irreversible damage. A Hygrometer can be used to monitor indoor humidity levels. Areas around heat registers and those exposed to concentrated sunlight may be more susceptible. Wood filler may be used for repairs.