

REVEL.

REALTY INC., BROKERAGE



PRESENTS

CAMPDEN ESTATES *FEATURES & FINISHES*

DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES:

1. Classic mixtures of stone detail on front elevations, brick and architectural vinyl cladding as per plan
2. Pre-engineered roof trusses
3. Sub-floors shall be sanded at joints, glued, and screwed to minimize sub-floor squeaking
4. Exterior walls of habitable rooms above foundation to be 2"x6" construction
5. Exterior habitable wall areas insulated with R22 Batt Insulation
6. All cathedral ceilings insulated with R31 Batt Insulation (where applicable as per plan)
7. Attic areas to be insulated with R60 blown in cellulose as per building code
8. 8ft x 10ft pressure treated deck with wood rail and spindles on required elevations
9. Front porch with aluminum or vinyl wrapped metal post and railing on required elevations
10. Porch ceilings finished with contemporary aluminum soffit paneling
11. Maintenance free aluminum soffits, fascia, eaves troughs and downspouts
12. Plastic splash block at all downspouts to divert roof water away from foundation wall
13. All exterior woodwork to be painted to match exterior colour package
14. Exterior doors and windows sealed with high quality flexible caulking
15. Two exterior frost-free hose bibs, one in garage and one on exterior
16. Self-sealing quality roof shingles with manufacturer's twenty-five-year rating
17. Pressure treated stairs at side and rear exterior doors with 2ft x 2ft concrete patio slabs as designated by grade
18. Driveway with gravel, Walkway from the driveway to front doorstep(s) with gravel as designated by grade
19. Pre-Cast concrete step(s) at front entrance approach as designated by grade
20. Lot final graded and fully seeded, completion may occur after occupancy

SUPERIOR FOUNDATION FEATURES:

21. Poured concrete foundation walls at 7ft-10" in height as per plan
22. Interior foundation insulated according to building code at time of permit
23. Exterior foundation walls are damp proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane.
24. Smooth finish, 3" thickness concrete floor in basement with clear stone below slab

SPACIOUS GARAGE FEATURES:

25. Standard double car garage as per plan
26. All interior walls that adjoin the garage will be insulated
27. Garages to be fully drywalled, with one-coat compound on all joints, fire-taped, vapour sealed and primed
28. One overhead Electrical receptacle per door for future garage opener
29. a.) Prefinished R12 insulated 8ft wide x 7ft high maintenance free steel sectional garage single door, flush panel contemporary door design, colour to match soffit and fascia
- b.) Prefinished R12 insulated 16ft wide x 7ft high maintenance free steel sectional garage double door, flush panel contemporary door design, colour to match soffit and fascia
30. Garage door wood frame wrapped in aluminum to match soffit and fascia
31. Smooth finish, 4" thickness concrete floor with clear stone below slab
32. Saw-cut garage floors.
33. Spruce stairs from garage to house as designated by grade

WELL STRUCTURED WINDOWS & EXTERIOR DOOR FEATURES:

34. Main floor windows, with industry leading Energy Efficient ratings, maintenance free vinyl clad casements
35. Exterior 72" wide x 80" high 2 panel vinyl sliding rear patio door (plan specific)
36. Exterior 32" wide x 80" high 2 panel steel insulated garage to house door
37. Exterior 32" wide x 80" high full glass panel steel insulated rear patio door (plan specific)
38. Exterior 32" wide x 80" high 2 panel steel insulated garage to side of house door (optional)
39. Exterior 34"-36" wide x 80"-96" high 2 panel steel insulated entrance door (plan specific)
40. Double glazed, double paned, low E coated; argon gas filled low maintenance white interior vinyl
41. Basement windows: 36"x24" vinyl sliders as per plan
42. Larger sized basement windows on all walkout elevations
43. All windows and exterior doors are spray foam sealed to prevent drafts
44. Self-closing insulated metal door from garage to house
45. Screens provided on all operational windows
46. Front entry swing door(s) may include sidelites as per plan, thermal insulated steel and will be painted to match soffit and fascia

EXQUISITE INTERIOR FEATURES:

47. Garage to house door entering to mud room/laundry room will be finished with "Thomas Developments" white in colour metal semi-gloss paint on both sides
48. All other exterior entry steel doors will be finished white in colour metal semi-gloss paint on inside of door and exterior side of door painted to match colour of soffit and fascia
49. 9ft interior main floor height ceiling
50. Optional Vaulted, coffered ceilings (plan specific)
51. Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes
52. All drywall corner beads are square metal beads
53. All interior ceilings and walls above ground to have ½" drywall in finished living space
54. All walls and ceiling painted with one coat of quality primer
55. Smooth ceilings and walls painted with two coats of quality latex paint, choice of one colour from décor centre standard selections
56. Interior doors and trim will be finished with latex semi-gloss paint "Thomas Developments" white in colour
57. Builder to supply and install all interior and exterior light fixtures as per standard builder package (front entrance chandelier not included, One Island octagon box included with capped flat cover plate Pendant not included, pot lights not included)

CRAFTED KITCHEN FEATURES:

58. Exceptional quality semi-solid oak or stylish HDF Laminate kitchen cabinets as per suppliers' level one standard selections
59. With your choice of preselected colours and door styles as per suppliers' level one standard selections
60. All Kitchens come standard with Light Valence Moulding to match door as per suppliers' level one standard selections
61. Standard 36" Uppers with Crown Mouldings as per suppliers' level one standard selections
62. Quality nickel Pulls or Knobs on cabinetry as per suppliers' level one standard selections
63. Counter depth ¾" gable refrigerator provision
64. Kitchen cupboard base cabinets with full height doors
65. One bank of Pot Drawers included in kitchen layout
66. One bank of Utensil Drawers included in kitchen layout
67. All Kitchen Cabinets come with standard operational drawers
68. All kitchen Cabinet Doors come standard with soft close hinges
69. 30" wide Space saver provisional cabinet for future microwave above stove with 6" venting to exterior
70. Purchaser is responsible for hood fan or over the range microwave
71. Quartz countertops as per suppliers' level one standard selections
72. All quartz countertops come standard with square edge
73. Luxury grade Stainless steel 50/50 split under mount kitchen sink
74. 30" depth kitchen island (optional breakfast counter or forward island gable extension sold as an upgrade)
75. Quartz set to approximately 1" to 1 ½" overhang past perimeter of island and base cabinets
76. Single lever faucet with Pull Down Feature as per décor centre standard
77. Dishwasher space provided includes electrical and plumbing rough-in for future hook-up
78. Kitchen 20-amp countertop circuits are heavy duty for small appliances
79. One (1) 20-amp outlet on Island

ATTRACTIVE INTERIOR DOOR HARDWARE AND TRIM FEATURES:

80. Front entry door features Weiser satin nickel grip set with deadbolt uniformly keyed alike throughout
81. Casing 2-3/4" colonial finger joint pine with integrated backband on all doors and windows
82. Baseboards 4-1/8" colonial finger joint pine throughout
83. Shoemould installed on all solid surface finished floors
84. 800 series hollow core 80" high 2-Panel smooth interior doors
85. Weiser satin nickel interior doorknobs, choice of lever or round from builders' selection
86. Contemporary maintenance free single tier shelf & rod wire in all closets with 4-wire shelves in linen closet
87. All full swing interior doors feature triple hinge construction for maximum strength and durability and are hung on fully cased jams and fully trimmed
88. All half walls are capped and cased in wood with painted finish

STYLISH FLOORING AND STAIRCASE FEATURES:

89. Elegant Oak veneered staircase. Includes oak treads and stringers will be stained to closely match selected hardwood floor colour with two layers of protective clear coat
90. Oak spindles with oak railings will be stained to closely match selected hardwood floor colour with two layers of protective clear coat
91. Berber or broadloom carpet with 9mm thick foam underpad in all bedrooms in finished areas as per suppliers' level one standard selections
92. . Choice of prefinished hardwood floors in foyer, kitchen, breakfast room, great room and hallways as per suppliers' level one standard selections
93. Choice of 12"x24" (stacked pattern) porcelain floor tile in foyer, powder room, kitchen, breakfast room, laundry room, mud room and all bathrooms as per suppliers' level one standard selections

ALLURING BATHROOM FEATURES:

94. Exceptional quality semi-solid oak or stylish HDF Laminate Vanities as per suppliers' level one standard selections
95. Premium china white top mount single oval vanity sink
96. Vanities with Formica/Arborite Countertops as per suppliers' level one standard selections
97. En-suite vanity base cabinets with full height doors, soft close hinges & one standard operational drawer
98. En-suite include waterproofed drain base with tiled shower walls (not including ceiling) and tempered glass as per builder's standard
99. En-Suite include 57"x28" Acrylic Freestanding tub with top mount faucet as per suppliers' level one standard selections
100. Main bathroom includes 30" wide x 60" long modern tub with waterproofed tiled shower walls
101. Main bathroom vanity base cabinet with full height doors soft close hinges & one standard operational drawer
102. Beautiful premium china pedestal sink in powder room (plan specific)
103. All vanities to have single handle faucet as per suppliers' level one standard selections
104. All bathroom sinks are fitted with mechanical pop-up drains
105. All plumbing fixtures are fitted with shut-off valves
106. 2-piece Comfort Height elongated toilets with standard operational seat cover
107. Standard plumbing fixtures as per suppliers' level one standard selections
108. Bathroom mirrors with arrissed edge
109. Mirror(s) installed above vanity may be glued
110. One GFCI protected outlet for bathroom
111. Pressure balanced shower controls
112. Quality nickel Pulls or Knobs on vanities as per suppliers' level one standard selections
113. Purchaser responsible for all bathroom accessories

PRACTICAL LAUNDRY AND MUD ROOM FEATURES:

114. All plans include main floor laundry room
115. Laundry room upper cabinets come with 30" full height doors and soft close hinges as per suppliers' level one standard selections (plan specific)
116. Every plan features Freestanding acrylic laundry tub with single handle faucet
117. Includes Washer/Dryer hook-ups with venting to exterior.
118. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold-water supply and waste disposal outlet for future washer (plan specific)
119. Accessible area mudroom space, upgrade features can be purchased at time of scheduled upgrades appointment

PRECISE ELECTRICAL FEATURES:

120. Electrical outlets installed according to Electrical Safety Code
121. 200-amp Electrical service panel
122. One (1) telephone outlet
123. Four (4) RG6 coaxial cable outlets on all three bedroom plans
124. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
125. Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code
126. Carbon monoxide detector including a visual component conforming to National Fire Protection Association standards, installed per Building Code
127. Heavy duty wiring and receptacle/outlet for stove and dryer.
128. All utility rooms are unfinished.
129. White Decora-style switches throughout the home.
130. Electric door chime for front entry.

IMPRESSIVE MECHANICAL FEATURES:

131. Heat recovery Ventilator (HRV)
132. High efficiency natural gas furnace
133. Efficient programmable thermostats to be installed.
134. All heating systems are sized for future installation of air conditioning systems.
135. One 50-gallon natural gas rental water heater is a high efficiency power vent
136. The Dwelling is supplied with One (1) Hot Water heater on a Term rental basis through a supplier. The Purchaser acknowledges and agrees to assume and be bound by the standard terms and conditions of the rental HWT unit to the supplier and the market rent offered by the supplier as at the time of closing.
137. Exhaust fans in all bathrooms and laundry room areas as required
138. Water source – Cistern
139. Submersible sealed sump pump where required

INFORMATIONAL FEATURES:

140. The home will be enrolled with the Tarion Warranty Corporation.
141. Exterior colour packages are architecturally controlled, may be modified by the Purchaser upon Thomas Rep Review.
142. The Purchaser is to have the choice of interior colours, materials, or styles from the Vendor's samples (subject to availability by the time scheduled for installation) of the following, provided they not yet been installed or ordered from the supplier:
 - a.) All ceramic tile where illustrated or noted on plans
 - b.) Cabinets and laminate countertops/quartz in kitchen and bathrooms
 - c.) Ceramic wall tile in tub/shower areas
 - d.) One carpet color selection throughout home where illustrated or noted on per plans

146. All colour selections and all requests for extras must be made at the Purchaser's scheduled Upgrades Appointment as more particularly described in Schedule "H" attached hereto. Purchasers are advised that natural wood products may show a variation in grain and colour of stain or paint may vary slightly. Purchasers are advised that the design, manufacture, and installation of certain Extras or Upgraded Materials may require a longer period of time to complete when compared to the standard finishes described on this Schedule. Accordingly, in order to accommodate some design upgrades, the Vendor may require that an amendment to the tentative closing date be made at the time of scheduled upgrades Appointment.

NOTE: Purchase price includes the following and may not be the same as that contained in the models which may be available for viewing. Requests for product substitution from any organization outside of our providers will not be accommodated. Homes are professionally cleaned prior to PDI walkthrough, client's concept of clean may differ from Thomas Developments acceptable levels. Thomas Developments will not be responsible to provide a secondary final cleaning prior to closing date.

The vendor warrants that the property will be enrolled under the TARION WARRANTY PROGRAM and prior to closing the vendor and purchaser will inspect the property and will complete the TARION NEW HOME WARRANTY CERTIFICATE OF COMPLETION AND POSSESSION and a thorough inspection of the home will take place.

The vendor shall have the right to substitute other products and materials for those listed in this Schedule 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 as provided