



SCHEDULE C

Platinum Standard Features

Vendor agrees to include the items listed below in the purchase price. Selections of interior colours where applicable are to be made by the Purchaser(s), from the Vendor's range of standard samples as provided below.

Custom Quality Construction

1. Tongue and groove high performance sub flooring screwed and glued to pre-engineered I-Joist floors.
2. 2 x 6 wood exterior construction (warm air to cold air).
3. Exterior above grade walls are insulated to R22-24, top floor ceilings to R60, and exterior basement walls insulated to R20, Insulation in all exposed floor space R31 (or as per current building code requirements).
4. Architecturally controlled clay brick, cladding, stone, stucco, siding where applicable, as per specific elevation and as per all architectural controls and specific blacklines.
5. Aluminum soffits, fascia, eavestroughs and downspouts and accents.
6. Metal insulated front entry door, weather stripping and deadbolt lock with grip-set.
7. Premium quality sectional steel insulated overhead garage door(s) with architecturally matched embossed panel designs, windows and design as per plan.
8. Self-sealing high-grade architectural asphalt shingles -Manufactures pro-rated limited warranty provided. Ice shield provided above all eavestrough rooflines.
9. Low E Argon filled Energy efficient thermo-pane vinyl windows. Casement windows or fixed and blackened as per plan. All opening windows are screened and cranks are removable, and or fold-away.
10. All foundation windows are sliders and coloured similar to concrete.
11. Low E Argon filled Energy efficient thermo-pane sliding patio door/ Garden doors as per specified plan.
12. 9' Ceilings on main level (main kitchen level) (9'/cathedral/vaulted/sloped as per plan). 8' ceilings on second floor. Height may vary due to bulkheads for heating, plumbing and support structure. Does not include raised sections and other floors. E.&O.E
13. Concrete basement walls to be sprayed and wrapped with drainage membrane to minimizing possibility of water penetration.
14. Open concept beamed basements with support posts with blanket insulation on exterior walls.
15. Concrete finished garage floors.
16. Concrete Sills under window openings (only windows surrounded with brick or stone).

Interior Finishes

17. Pre-Finished Hardwood, Laminate or Engineered Hardwood as per plan from builders standard samples and specifications in all main floor areas except wet areas, bedrooms and second floor.
18. Premium Quality 40oz. Carpet throughout 2nd floor and main floor bedrooms with 11mm under pad.
19. Quality Ceramic floors in wet areas as per plan from builders standard samples and specifications.
20. Oak Veneer Stairs and stringers with oak pickets, posts, and railing, on all finished area stairwells. Railing profile and stain selected from builders samples and specifications.
21. Interior walls in finished areas to be painted white using low VOC paint. Trim and Doors to be painted white semi-gloss.
22. Smooth finished ceilings in all finished areas.
23. Tall interior doors on Main floor with 9 foot ceiling. (excluding sliders, door to garage and other floors. Exceptions include: bulkheads, coffered ceilings and vault areas. Front doors as per plan) E. and O.E
24. Modern style trim (5 1/2" baseboard and 2 3/4" casing) for doors and windows throughout where possible.
25. Brushed nickel style finish interior hardware and door handles.

Kitchens

26. Soft Close mechanism included in all cabinetry drawers & all cabinet doors.
27. Kitchen upper cabinets to be 36" (except above fridge and stove locations, as per plan. In situations where bulk heads exist smaller uppers will be used). If applicable secondary kitchens to receive 30" kitchen uppers.
28. Pots and Pans base cabinet as per plan. (not applicable to secondary kitchens)



29. Full countertop depth fridge gable (two gables if not adjacent to full depth pantry or wall).(not applicable to secondary kitchens)
30. Valance trim on the base of upper cabinets. (not applicable to secondary kitchens)
31. Crown moulding included on kitchen cabinet uppers.(not applicable to secondary kitchens)
32. Quartz countertop on all countertop areas in kitchen as per plan.(not applicable pantries and secondary kitchens)
33. Under-mount double stainless steel sink with single levered faucet in kitchen. (not applicable to secondary kitchens)
34. Exhaust hood fan over stove area, vented to exterior choice of white, black or stainless steel.
35. Dishwasher rough-in (includes space and rough-in for electrical and plumbing shut-offs. Installation not included).
36. Split Ground Fault electrical outlets at counter level for small appliances.
37. Rough in for Gas for Stove with dedicated electrical receptacle and Electrical range requirements. (not applicable to secondary kitchens)
38. Fridge waterline rough-in. (not applicable to secondary kitchens)

Bathrooms

39. Choice of deluxe cabinetry with laminate countertops with choice of rolled or saw-cut edge as per plan.
40. Ensuite Vanity's include bank of drawers (soft close mechanisms included).
41. Main washroom to have tub enclosure with ceramic tile standard to ceiling height or stand-alone tub as per plan.
42. Pot-light included over stand-alone tubs and tile showers on separate switch.
43. Glass shower enclosures and glass door as per plan.
44. Five foot tubs and stand alone bathtubs as per plan.
45. Mirrors approximately full width of vanity in all bathrooms (where possible).
46. Single lever washer-less bathroom taps.
47. Water shutoffs for all plumbing fixtures.
48. Privacy locks on all bathroom doors.
49. Exhaust fans vented to exterior in all bathrooms.
50. Elongated light fixtures in all bathrooms.
51. Bathroom accessories, to include: towel bar, hand towel holder and toilet paper dispenser.
52. Finished Laundry rooms include cabinet(s) as per plan.
53. Second floor laundry rooms include floor drain (including transition, waterproof membrane).

Electrical and Plumbing

54. 100 amp electrical service with circuit breakers.
55. All Copper wiring throughout in accordance with the Electrical Safety Authority (ESA)
56. High-density polyethylene water pipes (PEX) and acrylonitrile butadiene styrene drains (ABS)
57. Energy Saving Copper drain water heat recovery system (a minimum of one per home)
58. Two exterior weatherproof electrical outlets with ground fault interrupters (front and rear of house).
59. White Decora switches and Decor receptacles throughout (Except in unfinished areas).
60. Ceiling fixtures as per detailed floor plan (approximate locations).
61. Bell chime at front door.
62. Smoke and Carbon Monoxide detectors as per building code.
63. Exterior light fixtures as per plan. (as per blacklines- site conditions may vary)
64. Rough in drains for 3 piece washrooms in basement locations as per plan.
65. Rough in plumbing with shut off valves at sink for future dishwasher.
66. Heavy duty outlet plug for stove and dryer installation.
67. Hot and Cold laundry taps provided for washer installation.
68. Garage ceiling outlet(s) ready for future garage door opener(s).
69. Two exterior frost free hose bibs, one in garage and one at side or rear of home.
70. Soffit pot lights included at porch as per plan on separate switch.
71. Holiday plug in front soffit of home on separate switch.

Heating and Air Conditioning

72. Forced air High-Efficiency gas furnace.
73. Installed Air conditioner (sized specifically per design per square feet).
74. Rental Gas water heater system.
75. Gas fireplace (as per plan)
76. Heat Recovery Ventilator (HRV) for indoor air quality.
77. Rough in for Central Vacuum to garage from all living spaces (including receptacle within six feet of a rough-in line)
78. Duct cleaning Voucher to be used after closing.



Exterior Details

79. Pressure treated wood decks or covered concrete patios as per plan (stairs not included).
80. Fully sodded lots subject to tree line location and grading accessibility.
81. Quality steel clad insulated front door(s) as per plan featuring fixed windows of varying height and possible side lights as per plan.
82. Quality steel clad insulated door with weather stripping and dead bolt from garage into home as per plan, where grade permits and stair access is available.
83. Paved Asphalt Driveway that exceed the width of the garage door(s).
84. Precast concrete walks and steps to front entrance.
85. Innovative designed and crafted exteriors as per designated plans and architectural controls per site.
86. Window Colours as per architectural controls and builders professionally predetermined colour packages.
87. Street Number/ Address plaque on front of home.

Technology

88. 4 cable outlets for high speed data cabling or high bandwidth cable (rough-in only to demarcation in close proximity to electrical panel).
89. 2 Telephone jacks completed and phone plug-in ready (located as per blackline).
90. Two USB charging stations one in Kitchen one in Master Bedroom.

Bradley's Commitment

91. Ontario New Home Warranty Fee (Tarion) paid by Bradley Homes
92. Water meter installation fee paid by Bradley Homes
93. Gas meter installation fee paid by Bradley Homes
94. Tree fee paid by Bradley Homes (if applicable)
95. All Education Development Charges paid by Bradley Homes
96. All Lot Levies Paid by Bradley Homes
97. Hydro Hook-up fee paid by Bradley Homes
98. Law Society fee paid by Bradley Homes
99. Grading deposit fee paid by Bradley Homes

