



SCHEDULE C

TOWNHOME STANDARD FEATURES

The Vendor agrees to include the items listed below in the purchase price. Selections of interior colors 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 floor joists.
2. 2 x 6 wood exterior construction (warm air to cold air)
3. Block wall separation between units.
4. Exterior above grade walls are insulated to R22-24, top floor ceilings to R60 and exterior basement walls full height insulated to R20, Insulation in all exposed floor space R31.
5. Architecturally controlled exteriors featuring clay brick and vinyl cladding, where applicable, as per specific elevation.
6. Aluminum soffits, fascia, eavestroughs and downspouts.
7. Metal insulated front entry door with vinyl clad jamb, weather stripping and deadbolt lock
8. Modern Front door with one inch reveal sandblasted glass. (Sidelights included as per plan).
9. Quality sectional steel overhead garage door with windows with satin-etched privacy glass as per plan.
10. Self-sealing high-grade asphalt shingles.
11. Low E Argon filled Energy efficient thermopane fixed vinyl casement windows at front and sliding windows at sides(end units) and rear as per plan. All opening windows are screened. Windows include white interior, exterior window colour based on preselected and approved exterior colour packages.
12. Low E Argon filled Energy efficient thermopane sliding patio door as per specified plan.
13. Nine Foot (9') Ceilings on main and Eight foot (8') second levels (cathedral/vaulted/sloped as per plan). Height may vary due to bulkheads for heating, plumbing and support structure.
14. Below grade poured concrete basement walls to be wrapped with drainage membrane.
15. Concrete finished garage floors.
16. Concrete Sills under all 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 floors.
18. Premium Quality 40oz. Carpet throughout second floor with 1/2 inch under pad in all non-wet areas as per plan.
19. Oak veneer stairs and stringers with oak pickets, posts and railing, on stairs from first to second floor. Railing profile and stain selected from builder's samples and specifications.
20. Quality Ceramic floors from builder's standard samples as per plans and specifications.
21. All interior walls and trim to be painted white using low VOC paint.
22. Smooth finished ceilings in all finished areas.
23. Quality closet sliding doors or quality hinged slab closet doors as per plan.
24. Quality 3 1/8 baseboard trim and 2 ¼ casements trim in all finished areas where possible.
25. Brushed nickel style finish interior hardware and door handles.

Kitchens

26. Soft Close mechanism included in all cabinetry drawers.
27. Quartz countertops on all countertop areas in kitchen (including island if applicable).
28. Under-mount double stainless steel sink with single levered chrome faucet in kitchen.
29. Kitchen upper cabinets to be thirty-six inches tall (36") except above fridge and stove locations, as per plan. In situations where bulkheads exist smaller uppers will be used.
30. Purchaser's choice of deluxe cabinetry in kitchen and bathrooms.
31. Bathrooms to include sawcut (no rear curb) laminate countertops.
32. Exhaust hood fan over stove area, vented to exterior.
33. Dedicated electrical outlet for refrigerator.
34. Dishwasher rough in provided includes electrical and plumbing, with space for dishwasher. Hook-up not included.
35. Split electrical outlets at counter level for small appliances.

Bathrooms

36. Purchaser's choice of deluxe cabinetry with laminate countertops as per plan.
37. Main washroom to have tub enclosure with ceramic tile standard to ceiling height as per plan.
38. Mirrors approximately full width of vanity in all bathrooms (where possible).
39. Single lever washer-less bathroom taps.
40. Water shutoffs for all plumbing fixtures.
41. Privacy locks on all bathroom doors.
42. Exhaust fans vented to exterior in all bathrooms.
43. Strip lighting in all bathrooms and powder room.
44. Chrome bathroom accessories to include towel bar and tissue dispenser.

Electrical and Plumbing

45. 100 amp electrical service with circuit breakers.
46. All Copper wiring throughout in accordance with the Electrical Safety Authority (ESA).
47. High-density polyethylene water pipes (PEX) and acrylonitrile butadiene styrene drains (ABS).
48. Two weatherproof electrical outlets with ground fault interrupter one at front and one at rear.
49. White switches and receptacles throughout.
50. Ceiling outlets with builder supplied fixtures as per detailed floor plan.
51. Bell chime at front door.
52. Smoke and Carbon Monoxide detectors with visual and audible component as per building code.
53. Black finish exterior light fixtures as per plan.
54. Rough in drains for 3 piece washrooms in basement locations as per plans.
55. Rough in plumbing at sink for future dishwasher.
56. Heavy-duty plug for stove and dryer installation.
57. Hot and Cold laundry taps provided for washer installation.
58. Garage ceiling outlet ready for future garage door opener.
59. Two frost free exterior hose bibs, one in garage and one at side or rear.

Heating and Air Conditioning

60. Duct cleaning Voucher to be used after closing.
61. Forced air High-Efficiency gas furnace.
62. Heat Recovery Ventilator.
63. Gas water heater (on rental basis).
64. Ductwork sized for future central air conditioning.

Exterior Details

65. Design, material and number of stairs to rear yard will vary due to grade and regulations.
66. Fully sodded lots subject to tree line location and grading accessibility
67. Quality steel clad insulated front door with
68. Quality steel clad insulated door from garage as per specified plan, where grade permits.
69. Paved Driveway
70. Precast concrete walks to front entrance
71. Innovative designed and crafted exteriors as per designated plans

Technology Rough In

72. 4 cable outlets for high speed data cabling or high bandwidth cable (Rough in only)
73. 2 Telephone jacks completed and phone plug-in ready

Bradley's Commitment

74. Ontario New Home Warranty Fee (Tarion) paid by Bradley Homes
75. Water meter installation fee paid by Bradley Homes
76. Gas meter installation fee paid by Bradley Homes
77. Tree fee paid by Bradley Homes (if applicable)
78. All Education Development Charges paid by Bradley Homes
79. All Lot Levies Paid by Bradley Homes
80. All Development Charges paid by Bradley Homes
81. Hydro Hook-up fee paid by Bradley Homes
82. Law society fee paid by Bradley Homes

Standard features are subject to change without notice for equal or equivalent product or feature. Architectural controls and Ontario building code may require changes to standard features. E & O.E