CAIVAN

SCHEDULE C – SPECIFICATIONS
Advantage Townhomes (Dual Front)
FIVE OAKS OAKVILLE

EXTERIOR FEATURES
1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
7. House number plaque(s).
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows and sliding patio doors are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
18. Insulated door from house to garage; where grade permits.

KITCHEN
1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers included.
2. Purchaser's choice of quartz countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser's choice of backsplash from Vendor's standard samples.
6. Stainless steel hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 33" refrigerator opening & 30" stove opening.
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C receptacle at counter level.

BATHS
1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8" x 10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures or sliding glass doors with shower pan base for all shower stalls (as per plan).
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and quartz countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Wall mounted light fixture in all bathrooms and powder room.
7. Shower rod at tub/shower enclosures.
8. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Cabinetry with undermount sink and single lever faucet in all full bathrooms (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. Mirrors in all baths.
13. Plumbing fixtures in chrome finish.
14. Water efficient toilets.
15. Pressure balance valves to all showers.
16. Hot and cold water shut off valves at all sinks.

LAUNDRY
1. Plastic laundry tub with hot and cold-water faucets to be located in basement, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections (as per plan).

INTERIOR TRIM
1. Oak stairs with contemporary railing and wood square pickets, oak stairs to finished basements, main floor to second floor, and second floor to third floor (as per plan).
2. 6' 8" molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
3. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
4. 3 7/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
5. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
6. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
7. Satin nickel finish interior door hardware.

ELECTRICAL
1. Ground fault interrupter protection in all bathrooms and powder rooms.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined (as per plan).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime(s).
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION
1. High velocity air distribution system.
2. Smart thermostat, location to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. Homes are equipped with central air conditioning unit, includes humidifier.
5. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

PAINTING
1. Interior walls to be painted with 2 coats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout kitchen level floors, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other finished rooms receive sprayed stipple ceiling with 4" smooth borders.

FLOORING
1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor's standard colour samples to all floor areas, including bedrooms (excluding basement levels, kitchens, foyers, laundry, mudroom and bathrooms) as per plan.
3. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
4. Concrete basement floor in all unfinished areas.
5. Unfinished floor in mechanical rooms.

BASEMENTS
1. Approximately 8'7" Basement Ceilings excluding areas with low headroom (as required).
2. Horizontal slider windows (as per plan).
3. Purchaser's choice of 35oz carpet from Vendors standard samples in basement finished areas.

ADDITIONAL
1. Approximately 9'0" high ceiling on main floor and 9'0" on second floor, 8'0" on third floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2"x6" and 2"x4" walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch(s).
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

The following is applicable only for the lower residence when selecting:
TWO IN ONE (SECONDARY SUITE):
1. Whole home electricity energy monitoring device.
2. Secondary separate air distribution heating/cooling system.
3. Under slab insulation in basement for increased comfort.
4. Purchaser's choice of kitchen & vanity cabinets from Vendor's standard samples.
5. Purchaser's choice of quartz countertops from Vendor's standard samples throughout, as per plan.
6. Purchaser's choice of cabinet hardware from Vendor's standard samples.
7. Undermount stainless steel double compartment sink with single lever pull-down spray faucet in kitchen.
8. Stainless steel hood fan with exhaust fan vented to exterior.
9. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
10. Colour coordinated kick plates to complement cabinets.
11. 30" refrigerator opening & 30" stove opening.
12. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
13. USB receptacle at counter level in kitchen.
14. Purchaser's choice of kitchen backsplash from Vendor's standard samples.
15. Purchaser's choice of laminate flooring from Vendor's standard samples in all finished basement living spaces, (excluding unfinished areas, kitchens, foyers, laundry, and bathrooms) as per plan.

WARRANTY
1. Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

CAIVAN

SCHEDULE C - STANDARD SPECIFICATIONS
40', 42' and 50' Single Detached Collections
FIVE OAKS OAKVILLE

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach lantern style or wall sconce light(s) (as per plan).
3. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (where applicable, as per plan).
5. Ice and water shield membrane in valleys at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom, where applicable (as per plan).
7. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio or garden door with transom (as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
14. Vendor will place an Asphalt driveway with concrete apron where required.
15. Insulated door from house to garage; where grade permits.
16. All operating windows are complete with screens.
17. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Includes Taller Uppers and "Soft-close" features.
2. Purchaser's choice of Quartz countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment-sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 36" refrigerator opening & 30" stove opening
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with shower pan base for all shower stalls (as per plan).
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, and ensuite (where applicable) and Quartz countertops from Vendor's standard samples. "Soft-close" features included.
5. Wall mounted rain shower head included for all bathrooms (as per plan).
6. Colour coordinated kick plates to complement cabinets.
7. Wall mounted light fixture in all bathrooms and powder room.
8. Shower rod at tub/shower enclosures.
9. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Cabinetry with undermount sink and single lever faucet in all full bathrooms (as per plan).
12. Square pedestal sink with single lever faucet in powder room on Main Floor (as per plan).
13. Bevelled edge mirrors in all baths.
14. Plumbing fixtures in chrome finish.
15. Water efficient toilets.
16. Pressure balance valves to all showers.
17. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Finished laundry rooms to include base cabinetry with Quartz countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections, as per plan.

INTERIOR TRIM

1. Oak stairs and contemporary railing with wood square pickets where applicable from finished basement to main floor, main to second floor, with choice of stain from Vendor's standard samples. Oak nosing where applicable.
2. 8' molded 2 panel flat top smooth interior passage doors on main floors and 6'8" molded 2 panel flat top smooth interior passage doors on second, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 5 1/4" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 3 1/2" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined as per plan.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. One data / telephone rough-in.
9. LED Bulbs throughout.
10. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
11. Exterior light fixture at rear door.
12. Air resistant electrical boxes on exterior insulated walls and ceilings.
13. Decora style switches throughout.
14. Electric vehicle charging rough-in conduit to garage (excludes wire).
15. 6 included pot lights, locations to be determined.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

CAIVAN

SCHEDULE C - STANDARD SPECIFICATIONS
40’, 42’ and 50’ Single Detached Collections
FIVE OAKS OAKVILLE

HEATING/INSULATION

1. Central air conditioning unit & high efficiency forced air furnace for heating and cooling. Includes humidifier.
2. For models with third floor loft, Dual Zoned air distribution system with 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. ERV (Energy Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Spray foam insulation in garage ceiling where conditioned space exists above the garage.

PAINTING

1. Interior walls to be painted with 2 coats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, second floor, bathrooms, powder rooms, finished laundry rooms, barrel vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4” smooth borders (closets only stippled).

FLOORING

1. Purchaser’s choice of 13”x13” ceramic tile flooring from Vendor’s standard samples in all wet areas (including kitchen, laundry rooms, baths, mudroom, foyer and powder rooms (as per plan)).
2. 3 ½" wide engineered oak hardwood flooring from Vendor’s standard colour samples to all floor areas, including bedrooms (excluding basement levels, kitchens, foyers, laundry, mudroom and bathrooms) as per plan.
3. Purchaser’s choice of 35oz carpet from Vendor’s standard samples for basement floor, loft floor, and carpet stairs (second floor to loft) including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete floor in all unfinished basement areas.

FINISHED BASEMENTS

1. Approximately 8’7” ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4” smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Electric fireplace on main floor (as per plan).
2. Approximately 9’0” high ceiling on main floor, 8’0” high ceilings on second floor and 8’0” high ceiling on Loft floor (excluding bulkheads and dropped ceilings where required for mechanical), as per plan.
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage and porch.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior finishes.
10. All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.
12. Structure: 2”x6” and 2”x4” walls, wood frame construction.

The following is applicable only for SECONDARY SUITE models:

1. Whole home electricity energy monitoring device.
2. Secondary separate air distribution heating/cooling system.
3. Under slab insulation in basement for increased comfort.
4. Purchaser’s choice of kitchen & vanity cabinets from Vendor’s standard samples.
5. Purchaser’s choice of quartz countertops from Vendor’s standard samples throughout, as per plan.
6. Purchaser’s choice of cabinet hardware from Vendor’s standard samples.
7. Undermount stainless steel double compartment sink with single lever pull-down spray faucet in kitchen.
8. Stainless steel hood fan with exhaust fan vented to exterior.
9. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
10. Colour coordinated kick plates to complement cabinets.
11. 30” refrigerator opening & 30” stove opening.
12. 24” dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
13. USB receptacle at counter level in kitchen.
14. Purchaser’s choice of kitchen backsplash from Vendor’s standard samples.
15. Purchaser’s choice of laminate flooring from Vendor’s standard samples in all finished basement living spaces, (excluding unfinished areas, kitchens, foyers, laundry, and bathrooms) as per plan.

WARRANTY

1. Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor’s samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor’s model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

CAIVAN

SCHEDULE C – SPECIFICATIONS
The 24’ Townhome Collection
FIVE OAKS OAKVILLE

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer’s warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor’s specifications.
7. House number plaque(s).
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows and sliding patio doors are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist’s rendering).
18. Insulated door from house to garage; where grade permits.

KITCHEN

1. Purchaser’s choice of cabinets from Vendor’s standard samples. Taller uppers included.
2. Purchaser’s choice of quartz countertops from Vendor’s standard samples.
3. Purchaser’s choice of cabinet hardware from Vendor’s standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser’s choice of backsplash from Vendor’s standard samples.
6. Stainless steel hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 33” refrigerator opening & 30” stove opening.
10. 24” dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8” x 10” ceramic wall tile from Vendor’s standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures or sliding glass doors with shower pan base for all shower stalls (as per plan).
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser’s choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and quartz countertops from Vendor’s standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Wall mounted light fixture in all bathrooms and powder room.
7. Shower rod at tub/shower enclosures.
8. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Cabinetry with undermount sink and single lever faucet in all full bathrooms (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. Mirrors in all baths.
13. Plumbing fixtures in chrome finish.
14. Water efficient toilets.
15. Pressure balance valves to all showers.
16. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Plastic laundry tub with hot and cold-water faucets to be located in basement, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections (as per plan).

INTERIOR TRIM

1. Oak stairs with contemporary railing and wood square pickets, oak stairs to finished basements, main floor to second floor, (as per plan).
2. Purchaser’s choice of 35oz carpeted stairs with Oak stringers and wood square pickets from second floor to loft (as per plan).
3. 6’ 8” molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
4. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
5. 3 7/8” Colonial baseboard throughout, with shoe mold in all hard surface areas.
6. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
7. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
8. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder rooms.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 100 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined (as per plan).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime(s).
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION

1. High velocity air distribution system.
2. Smart thermostat, location to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. Homes are equipped with central air conditioning unit, includes humidifier.
5. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

PAINTING

1. Interior walls to be painted with 2 coats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout kitchen, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other finished rooms receive sprayed stipple ceiling with 4” smooth borders.

FLOORING

1. Purchaser’s choice of 13”x13” ceramic tile flooring from Vendor’s standard samples in laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor’s standard colour samples to all main floor, including kitchen and second floor hall, including bedrooms (excluding basement levels, loft, foyers, laundry, mudroom and bathrooms) as per plan.
3. Purchaser’s choice 35oz carpet for loft.
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete basement floor in all unfinished areas.
6. Unfinished floor in mechanical rooms.

BASEMENTS

1. Approximately 8’7” Basement Ceilings excluding areas with low headroom (as required).
2. Horizontal slider windows (as per plan).
3. Purchaser’s choice of 35oz carpet from Vendors standard samples in basement finished areas.

ADDITIONAL

1. Approximately 9’0” high ceiling on main floor and 9’0” on second floor, 8’0” on loft floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2”x6” and 2”x4” walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch(s).
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

WARRANTY

1. Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor’s samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor’s model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

CAIVAN

SCHEDULE C – SPECIFICATIONS
The Ashford Towns (Back to Back)
FIVE OAKS OAKVILLE

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
7. House number plaque.
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. One exterior water tap in garage and exterior weatherproof electrical outlets with ground fault interrupter.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
18. Insulated door from house to garage, where grade permits.

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers included.
2. Purchaser's choice of quartz countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser's choice of backsplash from Vendor's standard samples.
6. Stainless steel hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 33" refrigerator opening & 30" stove opening.
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8" x 10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures or sliding glass doors with shower pan base for all shower stalls (as per plan).
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and quartz countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Wall mounted light fixture in all bathrooms and powder room.
7. Shower rod at tub/shower enclosures.
8. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Cabinetry with undermount sink and single lever faucet in all full bathrooms (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. Mirrors in all baths.
13. Plumbing fixtures in chrome finish.
14. Water efficient toilets.
15. Pressure balance valves to all showers.
16. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Plastic laundry tub with hot and cold-water faucets to be located in basement (as per plan).
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections (as per plan).

INTERIOR TRIM

1. Oak stairs with contemporary railing and wood square pickets, Ground Floor to 2nd Floor, and 3rd Floor (as per plan).
2. 6' 8" molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
3. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
4. 3 7/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
5. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
6. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
7. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder rooms.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 100 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined (as per plan).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime.
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION

1. High velocity air distribution system.
2. Smart thermostat, location to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. Homes are equipped with central air conditioning unit, includes humidifier.
5. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

PAINTING

1. Interior walls to be painted with 2 coats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout ground floor, kitchen level floors, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other finished rooms receive sprayed stipple ceiling with 4" smooth borders.

FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor's standard colour samples to all floor areas, including bedrooms (excluding basement levels, kitchens, foyers, laundry, mudroom and bathrooms) as per plan.
3. Laminate flooring on Ground floor levels, excluding foyer, and mudroom, as per plan.
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete floor in all basement areas.
6. Unfinished stairs to basement.

BASEMENTS

1. Horizontal slider windows (as per plan).
2. Basement floor to have varying ceiling (crawl space) height, determined by grade.
3. Unfinished basements.

ADDITIONAL

1. Approximately 9'0" high ceiling on Ground Floor, 9'0" on 2nd Floor, 8'0" on 3rd Floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2"x6" and 2"x4" walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch.
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

WARRANTY

1. Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.