



QUALITY APPOINTMENTS

40' DESIGNS – PHASE 4 SCHEDULE 'A'

TRIBUTE COMMUNITIES-BUILDER GUARANTEE

• Tribute Communities has built over 30,000 homes of the highest quality since 1982. The company has been a member in good standing for over 30 years in the Tarion Warranty Program and offers a complete customer service program

CUSTOMER SERVICE EXCELLENCE

- Tribute is committed to providing outstanding customer service and has been recognized with the following awards:
- **Tarion Award of Excellence – Builder of the Year, Large Volume Builder.**
- **The Tarion Awards of Excellence recognize the customer service efforts of builders across Ontario and are based exclusively on after sales customer service.**
- **Highest in Customer Satisfaction among new home builders in the GTA according to J.D. Power and Associates' independent customer survey results.**

CUSTOM QUALITY CONSTRUCTION

- The Neighbourhoods of Park Ridge in northeast Oshawa features Cape Cod and traditional architecture.
- All elevations, exterior colours and materials are architecturally controlled.
- Elevation A features heritage siding (a quality vinyl cladding exterior) with frieze boards, soffit brackets and other authentic heritage- like details, facing details and maintenance free shutters, as per applicable plan.
- Elevation B features a clay brick exterior, with soldier course, frieze boards, keystones, soffit brackets, and other authentic heritage- like details, maintenance free vinyl shutters and coloured mortar with raked joints on front elevations, as per applicable plan.
- Elevation C features a brick and/or vinyl exterior, soldier course, heritage siding, frieze boards, keystones, soffit brackets and other authentic details, and coloured mortar with raked joints on front elevations, as per applicable plan.
- Elevations B & C have heritage siding on side gables and gable ends and on second floor walls recessed from main floor, as per applicable plan.
- Verandas are a gracious feature on many of Tribute's homes. Where provided, verandas and porches are poured concrete.
- Decorative exterior columns are made of maintenance durable fiberglass (as per applicable plan).
- Decorative aluminum exterior pickets and railing for maintenance free durability (as per applicable plan).
- Steep roof pitches enhance all elevations.
- Premium quality moulded cladwood sectional roll-up garage door with decorative glass panels, as per applicable plan.
- Self-sealing high grade asphalt shingles, with a 20 year warranty.
- **Engineered floor system of truss joists which eliminate warping and minimize squeaky floors**
- Superior 2"x 6" wood exterior construction.
- **Exterior walls are insulated to R22, basement walls to R12, attics to R50.**
- **Spray foam insulation to garage ceiling below any habitable space above.**
- All 5/8" tongue & groove OSB subfloors to be sanded and fastened with screws.
- 3/8" plywood roof sheathing.
- Thermopane Low E Argon fixed vinyl casement windows on front, side and rear elevations, as per applicable plan.
- Basement windows to be vinyl sliders.
- Aluminum soffits, fascia, eavestroughs and downspouts.
- Metal insulated front entry door with inset pane lites or double doors with inset pane lites.
- Basement windows to be vinyl sliders.
- **2 coat paved driveway**
- All building envelope perforations including doors and windows to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.

SPECTACULAR INTERIOR FINISHES

- **9' ceiling height on main floor**
- Ground floor windows are generally 4 ft. - 5 ft. high and second floor windows are generally 4 ft. high
- Natural oak finish pickets, railing and stringer on stairwells in finished areas, as per applicable plan.
- All homes to have 12" x 12" or 13" x 13" imported ceramic tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
- Premium quality 35 oz. carpeting with 7/16" underpad on main and second floors, where applicable; Purchaser to have choice of two colour selections, from Tribute's samples.
- **Gas fireplace featuring colonial painted wood surround with wooden mantel or cabinet style unit, complete with glass panel, gas log and wall switch, as per applicable plan.**
- Purchaser's choice of colour of quality paint and primer on all interior walls, all interior doors and wood work trim (from builder's samples).
- Smooth finish ceilings in kitchen, bathrooms, laundry (where applicable) and stippled ceilings with 4" smooth border throughout main and second floor
- Kitchens, bathrooms and laundry (in finished areas) to be finished with flat latex paint.
- Trimmed archways throughout, where applicable, as per plan.
- Purchaser choice of Classique or Colonial raised panel interior doors, including closets, as per applicable plan.
- White sliding closet doors, as per applicable plan.
- Colonial baseboard and trim for doors and window casings throughout.
- Nickel finish interior door knobs and hinges.
- Patio doors are 6 ft. wide, as per applicable plan.

OPTIONAL FINISHED BASEMENTS (WHERE APPLICABLE AND AS PER PLAN)

- Drywall stippled ceiling
- Drywall on inside face of foundation wall with wood stud and insulation
- 35 oz. carpet and 5/16" underpad
- Two (2) piece bathroom (toilet and sink)
- One (1) telephone and one (1) T.V. outlet
- One (1) switched light fixture

DESIGNER KITCHENS

- Purchaser's choice of deluxe cabinetry in kitchen with laminate countertop.
- Upgraded 36" upper cabinets in kitchen.
- Flush breakfast bar in kitchen, as per applicable plan.
- Double stainless steel sink in kitchen with single lever faucet.
- White exhaust hood fan over stove area, vented to exterior
- Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Standard fridge opening to be 36" wide by 68" high. Standard range opening to be 30" wide.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry with laminate countertop.
- Master ensuite to have oversized acrylic oval tub as per plan with ceramic tile backsplash and deck mounted faucets where tub and shower are separate. Separate shower stall finished in ceramic tile and glass, as per applicable plan. Shower light where shower stalls have no glass walls.
- Ceramic showers to include curtain rod and glass showers to include glass doors.
- All shower stalls to have marble jams where applicable.
- Single lever faucets with pop-up drains in all bathrooms.
- Privacy locks on all bathroom doors.
- Main bathroom or master ensuite to have drawer with lock as per applicable plan, location to be determined by Tribute.
- Main bathroom to have tub enclosure with ceramic tile (6" x 8") standard, to ceiling height.
- Mirror in all bathrooms, full width of vanity.
- Pedestal sink in powder room.
- Positemp pressure/temperature balance valves for all showers.
- Energy efficient water saver shower and toilet tanks.
- Strip lighting in all bathrooms and powder room.
- White ceramic bathroom accessories to include towel bar, tissue dispenser, and soap dish.
- Towel bar and tissue dispenser only in powder room.

ELECTRICAL, PLUMBING & HEATING

- 100 amp electrical service with circuit breakers.
- Heavy duty cable for stove and dryer.
- Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage.
- White decora style switches and receptacles throughout.
- Ceiling outlets with builder supplied fixtures for entry, hallways, kitchen and breakfast and all bedrooms, as per applicable plan. Capped outlet in dining room
- Switch controlled wall outlet in living room and great room, as per applicable plan.
- Bell chime at front door.
- Smoke detectors, with electrical connection on each floor, including basement.
- Carbon monoxide detectors with electrical connection in upper hallway.
- **All heating and air conditioning ducts are cleaned prior to closing.**
- All copper wiring throughout.
- Forced air, high efficiency gas furnace with ducting sized for future air conditioning. Gas fired hot water heater on a rental basis.
- **Shut off valve under each sink.**
- Two (2) exterior hose bibs, one in garage and one at rear of house
- **Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.**

LAUNDRY AREA

- One laundry tub provided, in basement or where applicable as per plan.
- Hot and cold laundry taps for washer and heavy duty wiring for dryer.
- Exterior exhaust for dryer.

TECHNOLOGY - TELEPHONE & CABLE

- Pre-wired with the latest technology including: Wide Band Width Video Cable and High Speed Data Cabling.
- **Choice of 8 locations for telephone or cable TV/modem outlets.**

ROUGH-INS

- Security-includes wiring to ground floor doors, windows and oversized basement windows and 2 motion detector locations.
- Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drop to basement.

EXTERIOR DETAILS

- **Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard (as per plan).**
- **Fully paved driveways with base coat and top coat of asphalt.**
- Pot or Coach Lights (as per plan) and black House Numbers with Nickel plated Deadbolt, Gripset Entry on Front Door

TARION WARRANTY CORPORATION COVERAGE

- 7-years-major structural defects.
- 2-years-plumbing, heating and electrical systems and building envelope.
- 1-year-all other items

COLOUR SELECTION AND FINISHINGS

- All colour and finishing selections are to be made at Tribute's Decor Studio and from Builder's standard samples. Tribute Communities provides the services of a professional design consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre and model homes may vary from those displayed and available at time of colour selection.

PURCHASER TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S SAMPLES OF THE FOLLOWING UNLESS ALREADY ORDERED OR INSTALLED

- Imported up to 12" x 12" or 13" x 13" ceramic floor tiles where applicable.
- Imported 6" x 8" ceramic tile for bathtub enclosures and separate shower enclosures where applicable.
- Imported up to 12" x 12" or 13" x 13" ceramic tile surround for oversized ensuite tub as per plan.
- Custom crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops (where applicable.)
- Quality 35 oz. carpet where applicable (choice of two colours.)
- Quality paint on interior walls, doors and trim.

NOTE: THE SMALL PRINT

- Exterior colour selection is architecturally controlled for the purposes of providing a pleasing streetscape.
- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- Actual square feet may vary slightly depending on elevation selected.
- Ceilings and walls may be modified to accommodate mechanical systems.
- **All levies, hydro & gas meter hookup costs included.**
- Carpeting may be seamed under certain conditions.



QUALITY APPOINTMENTS

50' DESIGNS – PHASE 4 SCHEDULE 'A'

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CUSTOM QUALITY CONSTRUCTION

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• Elevation A features heritage siding (a quality vinyl cladding exterior) with frieze boards, soffit brackets and other authentic heritage- like details, facing details and maintenance free shutters, as per applicable plan.
• Elevation B features a clay brick exterior, with soldier course, frieze boards, keystones, soffit brackets, and other authentic heritage- like details, maintenance free vinyl shutters and coloured mortar with raked joints on front elevations, as per applicable plan.
• Elevation C features a brick and/or vinyl exterior, soldier course, heritage siding, frieze boards, keystones, soffit brackets and other authentic details, and coloured mortar with raked joints on front elevations, as per applicable plan.
• Elevations B & C have heritage siding on side gables and gable ends and on second floor walls recessed from main floor, as per applicable plan.
• Verandas are a gracious feature on many of Tribute's homes. Where provided, verandas and porches are poured concrete.
• Decorative exterior columns are made of maintenance durable fiberglass (as per applicable plan).
• Decorative aluminum exterior pickets and railing for maintenance free durability (as per applicable plan).
• Steep roof pitches enhance all elevations.
• Premium quality moulded cladwood sectional roll-up garage door with decorative glass panels, as per applicable plan.
• Self-sealing high grade asphalt shingles, with a 20 year warranty.
• **Engineered floor system of truss joists which eliminate warping and minimize squeaky floors**
• Superior 2"x 6" wood exterior construction.
• **Exterior walls are insulated to R22, basement walls to R12, attics to R50.**
• **Spray foam insulation to garage ceiling below any habitable space above.**
• All 5/8" tongue & groove OSB subfloors to be sanded and fastened with screws.
• 3/8" plywood roof sheathing.
• Thermopane Low E Argon fixed vinyl casement windows on front, side and rear elevations, as per applicable plan.
• Basement windows to be vinyl sliders.
• Aluminum soffits, fascia, eavestroughs and downspouts.
• Metal insulated front entry door with inset pane lites or double doors with inset pane lites.
• Basement windows to be vinyl sliders.
• **2 coat paved driveway**
• All building envelope perforations including doors and windows to be fully caulked.
• Foundation wrapped with a superior drainage membrane to protect from water penetration.

SPECTACULAR INTERIOR FINISHES

• **9' ceiling height on main floor**
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• Natural oak finish pickets, railing and stringer on stairwells in finished areas, as per applicable plan.
• All homes to have 12" x 12" or 13" x 13" imported ceramic tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
• Premium quality 35 oz. carpeting with 7/16" underpad on main and second floors, where applicable; Purchaser to have choice of two colour selections, from Tribute's samples.
• **Gas fireplace featuring colonial painted wood surround with wooden mantel or cabinet style unit, complete with glass panel, gas log and wall switch, as per applicable plan.**
• Purchaser's choice of colour of quality paint and primer on all interior walls, all interior doors and wood work trim (from builder's samples).
• Smooth finish ceilings in kitchen, bathrooms, laundry (where applicable) and stippled ceilings with 4" smooth border throughout main and second floor
• Kitchens, bathrooms and laundry (in finished areas) to be finished with flat latex paint.
• Trimmed archways throughout, where applicable, as per plan.
• Purchaser choice of Classique or Colonial raised panel interior doors, including closets, as per applicable plan.
• Upgraded 4 ¼" baseboard with 2 ¾" door and window casing.
• Nickel finish interior door knobs and hinges.
• Patio doors are 8 ft. wide, as per applicable plan.

OPTIONAL FINISHED BASEMENTS (WHERE APPLICABLE AND AS PER PLAN)

• Drywall stippled ceiling
• Drywall on inside face of foundation wall with wood stud and insulation
• 35 oz. carpet and 5/16" underpad
• Two (2) piece bathroom (toilet and sink)
• One (1) telephone and one (1) T.V. outlet
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DESIGNER KITCHENS

• Purchaser's choice of deluxe cabinetry in kitchen with laminate countertop.
• Upgraded 36" upper cabinets in kitchen.
• Flush breakfast bar in kitchen, as per applicable plan.
• Double stainless steel sink in kitchen with single lever faucet.
• White exhaust hood fan over stove area, vented to exterior
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