

# WESTNEY PLACE

In Nottingham

## SCHEDULE 'A'

### 42' & 50' Designs

#### 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 Taron 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:**
- **Taron Award of Excellence –** Builder of the Year, Large Volume Builder. The Taron 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.**
- **Tribute's Innovative Performance Standard (TIPS) –** Every home is tested and inspected by a third party to a **"Better Than Code" performance standard.**

#### CUSTOM QUALITY CONSTRUCTION

- Westney Place in north Ajax features Old Ontario Revival and Heritage-inspired architecture.
- All elevations, exterior colours and materials are architecturally controlled.
- Elevation A features a clay brick exterior, with soldier course, frieze boards, keystones, and smart panel detailing, and coloured mortar with raked joints on front elevations, as per applicable plan.
- Elevation B features a brick and stone exterior, with precast stone, frieze boards, keystones, smart paneling, and other authentic details, and coloured mortar with raked joints on front elevations, 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 exterior pickets and railing** are made of aluminium 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 laminate shingles, with a 25-year manufacturer's warranty.**
- **Engineered floor system of truss joists** which eliminate warping and minimize squeaky floors
- **Superior 2"x 6" wood exterior construction.**
- **High performance building envelope with exterior walls insulated to R22 + R1.5 exterior sheathing, "Renovation Ready" basement walls to R12** installed with moisture barrier and attics to R60.
- **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.**
- Bright transom window above from door as per plan
- High Performance Low E Argon fixed vinyl casement windows on front, side and rear elevations.
- **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.**
- **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 staircase with natural oak finish treads & risers from main to second floor.**
- **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 or porcelain tile flooring** in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
- **3/4" by 3" prefinished oak natural colour hardwood flooring** in Living Room, Dining Room, Main Hall, Great Room, Library, and Upper Hall.
- **Premium quality 35 oz. carpeting with 7/16" underpad** in bedrooms; Purchaser to choose from Tribute's standard 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.**
- **Colonial raised panel interior doors, including closets, as per applicable plan.**
- **Swing closet doors, as per applicable plan.**
- **Aristocrat baseboard and trim for doors and window casings throughout.**
- **Nickel finish interior door knobs and hinges.**
- **Patio doors are 6 ft. wide on semi-detached designs and 8 ft. on 40' designs** as per applicable plan.

#### DESIGNER KITCHENS

- **Purchaser's choice of deluxe cabinetry in kitchen with stone countertop.**
- **Upgraded 36" upper cabinets in kitchen.**
- **Flush breakfast bar in kitchen, as per applicable plan.**
- **Double stainless steel top mount 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** and rough-in water line.
- **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 stone countertop.**
- **Master ensuite to have oversized acrylic oval tub** as per plan with ceramic tile backsplash and tub 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.

- **Tub/shower to include curtain rod and glass showers to include glass doors.**
- **Single lever faucets with pop-up drains** in all bathrooms.
- **Privacy locks on all bathroom doors.**
- **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.**
- **Wall sconce style 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.**
- **Energy efficient, quiet, high capacity bathroom exhaust fans.**

#### 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 switches and receptacles throughout.**
- **Ceiling outlets with builder supplied fixtures for entry, hallways, main floor rooms, kitchen and breakfast and all bedrooms, as per applicable plan. Capped outlet in dining room**
- **Bell chime at front door.**
- **Smoke detectors, with electrical connection on each floor, including basement and in all bedrooms.**
- **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 @ 96% AFUE with ducting sized for future air conditioning. Gas-fired tankless 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.**
- **Drain Water Heat Recovery pipe recovers 42% of waste heat that is going down the drain**

#### 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 and 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.**

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O. E. APRIL 28, 2017.