



QUALITY APPOINTMENTS & STANDARD FEATURES

Towns, Twintowns, 30', 36' and 43' Series

BUILDING FEATURES:

- Architecturally designed and controlled exterior colour schemes and streetscapes.
- Porches are a gracious feature on many of the builder's homes. Where provided, porches are poured concrete deck.
- Energy Star® rated white thermo pane Low-E with argon gas vinyl windows throughout.
- Casement windows on front elevations with grilles as per plan.
- White sliders on sides and rear elevations. 43' Series has casement windows in Great Room on main floor rear elevation.
- All operating windows have screens.
- Main Floor clay brick and second floor vinyl siding is extended down to top of main floor windows.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Frieze board and window battens on front elevations, front corners, to be capped in aluminum, rear corners are finished with a vinyl corner post to match siding. Rear elevations backing onto greenspace and corner elevations may require additional architectural detailing which is not standard on all houses but is included in the lot premium.
- Insulated front entry door with glass inserts as per elevation with weather stripping, brass door knob and dead-bolt lock, as per applicable plan (NOTE: no glass on some elevations - see plan).
- Steep roof pitches enhance all elevations. Colour coordinated 25 year (manufacturer warranty) shingles with metal starter edge.
- Sand finished exterior foundation walls where exposed.
- Steel clad sectional overhead garage door, single car garage door 8' wide as per plan, double car garage door 16' wide as per plan. No windows in garage doors.
- Exterior walls above foundation to be 2" x 4" with insulated sheathing to R 19.5
- Basement walls are steel studded 24" on center from floor to ceiling and insulated to R12
- R40 insulation in attic ceilings
- Garage ceilings are sprayed with foam insulation where a room is present above providing an air tight seal under living area
- Two vinyl basement windows to be 36" wide x 16" high as per plan.
- Pressure treated wooden step(s) at rear sliding door, number based on grading requirements, when grade is greater than 24" below patio door no stairs are provided and guard rail is installed.
- 5/8" T&G Aspenite sub floors, screwed and nailed throughout.
- Garage walls drywalled with one coat of tape compound.
- Precast stone slab walkway from driveway to porch entry.
- All lots fully sodded.
- Driveway paved from garage to street with base coat asphalt within one year of occupancy.
- Towns and Twin Town Homes include a party wall comprised of fire-rated drywall complete with two layers of insulation, all as per building code standards.
- All building envelope perforations, including doors and windows are to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- White finish coach light at front man door and garage as per plan.
- Cold Cellar in basement with steel door.

WALK OUT LOTS:

- Basement rear wall to include one 5' sliding door and one 48" x 48" sliding window and two vinyl basement windows 36" wide x 16" high as per plan on side walls.
- No deck or stairs to grade are included on walk out lots, guard rail to be installed.

SUNSHINE BASEMENT LOTS:

- Basement rear wall to include two 48" wide x 32" high sliding windows and two vinyl basement windows 36" wide x 16" high as per plan on side walls.
- No deck or stairs to grade are included on sunshine basement lots. Guard rail to be installed.

INTERIOR FEATURES:

- Eight foot ceilings on main and second floor except in areas where architectural designs, mechanicals or duct work require ceiling height to be lowered.
- Drywall halfwalls capped and painted white on stairways and second floor.
- Handrails to be painted on main and second floor (unfinished in basement).
- High finish brass interior door hardware, Colonial series interior doors including bifold closets, all with colonial 2 1/8" trim and casings, and 3" baseboards.
- White sliding closet doors as per plans.
- Dead bolts on all exterior swing doors.
- Stipple ceilings throughout all rooms except for smooth finish painted ceilings in bathrooms and closets.
- Interior walls will be primed then painted with two coats of quality flat latex paint, all interior doors and trim finished in white acrylic latex - Purchaser's choice of quality flat latex paint from builder's samples - one colour throughout.

- Standard broadloom 32 oz carpet over 5 lb premium quality underpad on main and second floors. One colour throughout.
- Kitchen, dinette, baths, and foyer areas to be finished in quality vinyl cushion flooring from standard samples.
- One 12" vented shelf in all closets, linen closet to include four 16" vented shelves as per plan.

KITCHEN & BATH FEATURES:

- Kitchen cabinetry is by Raywal Kitchens in Purchaser's choice of deluxe cabinetry of the "Chateau" line. Standard height of upper kitchen cabinets is 30 inches. Space saving bank of drawers included, Bulkheads in kitchen are standard.
- Laminate countertop with molded backsplash.
- Opening provided in kitchen cabinets for future dishwasher c/w electrical and plumbing rough-in only. Hook-up costs not included.
- Double stainless steel kitchen sink with single lever stainless steel faucet.
- Third plumbing line roughed-in for future water softener.
- White kitchen exhaust fan over stove area - 6" vented to exterior.
- Dedicated electrical outlet for refrigerator. Fridge opening standard 30" wide x 66" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 1/2" high.
- Split electrical outlets at counter level for small appliances as per plan.
- Main bathroom includes Purchaser's choice of cabinetry from Raywal's "Chateau" line with laminate countertop. Main bath includes a top drawer if space is available on layouts.
- Mirrors are installed in all bathrooms approximately the width of the vanity (2" - 4" less) and 36" high.
- Quality white bathroom fixtures.
- Main bathroom to have 5 ft. steel enameled tub with 6" x 6" ceramic tile installed to the ceiling above the tub with adjustable curtain rod supplied; tile laid out in straight rows (not diagonal).
- Each bath has one white ceramic towel bar, and toilet paper holder.
- Powder room at main floor includes a 24" x 30" mirror over white pedestal sink.
- Single lever faucets in all bathrooms with pop-up drains.
- All toilets are water saving, low flush design.
- Vented exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- All showers have pressure balanced non-scalding valves.
- White strip lighting in all bathrooms and powder room.
- Polyethylene piping for hot and cold water lines.

ELECTRICAL & MECHANICAL FEATURES:

- 100 amp electrical service with circuit breakers.
- Electrical panel is located in the basement on towns and twintowns. It is located in the garage in the 30', 36' and 43' series.
- The builder only takes responsibility for standard light fixtures, the purchaser has the option to upgrade the light fixtures through the builder's supplier, however, the builder is not responsible for any theft or damage that may occur - please ask for further details.
- If the upgraded fixture is not delivered at the time of installation for whatever reason (ie. Backorder) then the homeowner will be responsible to have the fixture installed at their expense
- All receptacles and switches are white.
- Ceiling outlets with builder supplied fixtures for foyer, hallways, kitchen and breakfast area and all bedrooms. Dining room outlet capped.
- Front door chime.
- Exterior weatherproof electrical receptacles at the front and rear of each home connected into a ground fault interrupt safety circuit.
- Smoke detector on each floor including the basement all interconnected.
- Carbon Monoxide detector installed on bedroom level as per building code requirements.
- Rough-in for 2 cable TV outlets and 4 telephone connections.
- Rough-in and receptacles for future automatic garage door opener(s).
- Copper wiring and receptacles to electrical code requirements.
- Heavy duty stove and dryer cable.
- Laundry in basement includes standard laundry tub with released tap connections with overflow drain and dryer connections.
- High efficiency gas forced-air furnace, complete with

high wall returns and ducts sized for future air conditioning.

- Rental power vented, insulated, gas-fired hot water heater.
- Two exterior water taps, one in garage and one at the rear of the house.

LAUNDRY AREA:

- One laundry tub on legs 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.

ROUGH-INS:

- Ducting sized for future central air conditioning, no electrical provided.
- Dishwasher, third water line for water softener, garage door opener, Bell and Cable in all homes.

COLOUR SELECTIONS AND FINISHINGS:

- Structural upgrade features must be completed at time offer becomes firm. All interior colour and finishing selections are to be made from Cook Homes exclusive Builder's samples within 21 days of a firm offer - no changes are permitted after colour chart is forwarded to Cook Homes. The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, pattern and availability of samples displayed in the Sales Presentation Centre and model homes may vary from those displayed and available at the time of colour selection.
- Purchaser to have choice of colour and materials available from Vendor's samples of the following unless already ordered or installed:
 - Imported Ceramic bathtub walls, where applicable
 - Custom crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops, where applicable.
 - Quality 32 oz. Carpet where applicable, choice of one colour from builder's samples.
 - One colour of quality paint on interior walls and a white colour on doors and trim. One coat primer and two coats finish is standard paint application.
 - Vinyl flooring, where applicable, choice of colours from builder's samples.

TARION NEW HOME WARRANTY PROGRAM COVERAGE:

- 7 years - major structural defects.
- 2 years - plumbing, heating and electrical systems and building envelope.
- 1 year - all other items.
- Warranty enrollment to be paid by purchaser as an adjustment on closing.
- Pre-delivery Inspection (PDI) will be conducted with the builders' representative and the purchaser (or designate) on or before the date of possession
- Homeowner Information Package (HIP) will be delivered to the purchaser at or before the PDI

GENERAL INFORMATION:

- All other specifications as per plan, all references to finished room sizes in sales information or this contract are approximate and for presentation purposes only. Actual square feet may vary slightly depending on the elevation selected.
- Exterior colour packages are architecturally controlled and pre-approved to ensure the most beautiful streetscape possible. There will be no changes made to the exterior colour packages.
- 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 sample may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to production processes.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. It is recommended that a dehumidifier is used in the house to control humidity levels
- Ceilings and walls may be modified to accommodate mechanical systems.
- All levies and servicing hook-up costs are included.
- The decorated model home contains some optional features not included in the base price. Kitchens are showing some optional features available to you. Some construction details that you will see in the model homes have been modified or discontinued - please ask for details. This schedule is to supersede built model homes, should any variance occur. Finishing materials and decorator items contained in any model homes or sales office are for display purposes only.
- The model home landscaping is not representative of the standard landscaping package but has been customized to demonstrate what can be done to individualize each yard.
- Specifications are subject to change without notice. Builder has right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

E. & O. E. November, 2007.

