

CAIVAN

FOX RUN TOWNHOMES FEATURES & FINISHES

EXTERIOR FEATURES

1. Limited Lifetime Architectural shingles and full low roof underlay.
2. Exterior coach light(s) on front elevation. Location(s) will vary.
3. Embossed steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Exterior house wrap with rubberized window tape on all exterior windows and doors.
6. Ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
7. Fibreglass insulated front door, with exterior vinyl cladding and interior wood jamb with transom.
8. Pre-finished wood siding and fascia with pre-finished maintenance-free aluminum and vinyl soffit.
9. Decorative brackets and galvanized steel roof accents (as per plan).
10. Low maintenance exterior columns, trims, posts and railings in vinyl (PVC), fiberglass or aluminum as per vendors specifications.
11. House number plaque.
12. Exterior door hardware with deadbolt upgraded to brushed nickel handle set.
13. Low e/Argon ENERGY STAR® rated white vinyl casement windows to front, sides and rear elevations (excluding basement windows),

caulked on exterior.

14. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
15. Precast concrete slab walkway and step to front door entry.
16. Two exterior water taps, one in garage and one at rear of home; and two exterior weatherproof electrical outlets with ground fault interrupter.
17. Vendor will place an Asphalt driveway.
18. Insulated door from house to garage; where grade permits.
19. All operating windows and patio doors are complete with screens.
20. All exteriors include a combination of some or all of: ornamental trim, quality clay brick or stone veneer, vinyl or low maintenance cladding and aluminum fascia, laminated shingles, and soffit as per elevation plan.
21. Entire lot sodded except paved areas (with exception of small side yards where maintenance free stone will be installed).

KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's standard samples.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of backsplash from Vendor's standard samples.
4. Stainless steel double compartment sink with

faucet upgraded to single lever and pull down spray.

5. Kitchen exhaust fan vented to exterior.
6. Heavy duty receptacle for stove.
7. Dedicated electrical outlet for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. USB receptacle at counter level.

BATHROOM AND ENSUITE FEATURES

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Acrylic shower base for all shower stalls.
3. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples.
4. Colour coordinated kick plates to complement cabinets.
5. Lights upgraded to wall mounted fixture in all bathrooms and powder room.
6. Shower rod.
7. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
8. Privacy locks on all bathroom doors.
9. Modern cabinet sink and single lever faucet in all full bathrooms.

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. E & O.E. October 9, 2021.

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10. Modern pedestal sink with single lever faucet in powder room.
11. Polished edge mirrors in all baths.
12. Plumbing fixtures in chrome finish and water efficient toilets.
13. Pressure balance valves to all showers.
14. Hot and cold water shut off valves at all sinks.

LAUNDRY FEATURES

1. Plastic laundry tub with hot and cold water faucets 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.
4. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

INTERIOR TRIM FEATURES

1. Kneewall with MDF cap and Oak Colonial 2-3/8" handrail on the main and basement staircase as indicated on plan. Oak nosing where applicable.
2. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6'8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. Modern flat baseboard throughout, with shoe mold in all hard surface areas.
4. Modern flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. White melamine shelving in all closets.
6. M.D.F. capping on all knee walls.
7. Satin chrome finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room, as per plan.
2. All wiring in accordance with Electrical Safety Authority standards.
3. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
4. Two electrical outlets in the garage (one in ceiling for future door opener).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime.

7. Three cable TV rough-ins.
8. Three data rough-ins (CAT 6).
9. LED Bulbs throughout.
10. One telephone (category 6) rough-in provided.
11. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
12. Exterior light fixture at rear door.
13. Air resistant electrical box on exterior insulated walls and ceilings.
14. Decora style switches throughout.

HEATING/INSULATION

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Tankless hot water heater (rental) and water softener (rental).
3. Programmable thermostat centrally located.
4. Ducting sized for future air conditioning.
5. Insulation R-values: attic R60; wall R22; basement R12 plus R10CI in finished areas, R20 blanket in unfinished basement. 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.
7. Structure: Framed 2" x 6" and 2" x 4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Sprayed stipple ceiling with 4" smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, finished laundry room and barrel vaulted ceilings – which have smooth ceilings. The underside of drywall finished stairwells will be smooth finish. Walk in closets have sprayed stipple ceilings.

FLOORING

1. Purchaser's choice of ceramic tile flooring from Vendor's standard samples in all wet areas (including baths, mud room, foyer, powder room, and kitchen (as per plan).
2. Ceramic tile in finished laundry rooms only (ground and second level laundry), as per plan.
3. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor,

ground floor and second floor (including main and basement stairs, foyer and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (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 basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
2. Painted walls and stipple ceiling included.
3. Low E, ENERGY STAR® rated approximately 32"x20" horizontal slider window.

ADDITIONAL FEATURES

1. 9'0" high ceiling on First Floor (excluding bulkheads and dropped ceilings where required for mechanical).
2. Mortgage survey provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor.
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 excluding garage.
7. Poured concrete front porch.
8. Architecturally pre-determined sidings and premium exterior colours.
9. All drywall applied with screws, using a minimum number of nails.
10. 10. Garage drywalled to tape coat and gas sealing tape applied.
11. 11. Ductwork professionally cleaned.
12. 12. tape applied.
13. 13. Ductwork professionally cleaned.

WARRANTY

1. Caivan warranty backed by Tarion.

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