



Schedule B

Cedar Park II

Standard Features

Aucoin Spadafora Inc.



519 753 9495 | spadaforahomes.com

Cedar Park II

Standard Features

Exterior Features

- 9" poured concrete foundation
- Pre finished maintenance free aluminum soffits, fascia and downspouts
- Clay brick, homeowner can choose from builders samples
- 40 Year, 3-tab fiberglass shingles, to be chosen by homeowner
- Two exterior faucets, one of the two in the garage
- Home to be all brick back, sides and front. Second floor on front composite cedar shakes as per plan. Gables to be composite cedar shakes as per plan
- Front precast cement step up to the porch
- Exterior doors to be painted
- Exterior doors to have deadbolts
- Exterior walls and ceiling to be fully insulated with polyethylene vapour barrier conforming to the Ontario Building Code to enhance conservation of energy

Basement

- Gas forced air high efficiency gas furnace, complete with electronic power vented to exterior, high efficiency tankless gas hot water heater on rental basis
- HRV system
- Thermostat centrally located on main floor
- Steel beam construction in basement as per plan
- Apex plastic piping and plumbing system throughout
- Exterior basement walls to be framed and insulated as per building code
- Basement lighting to be installed as per electrical code

Framing

- Exterior walls to be 2x6, 16" centres with ISO board as per plan
- Truss roof framing as per plan
- Floor joists to be installed as per plan
- Floor and roof to be OSB
- All floors to be nailed, screwed and glued
- 9 foot main floor ceilings, 2nd Floor ceilings as per plan
- Poured concrete floor
- Interior drywalled and taped
- Steel insulated garage doors as per plan

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Windows Doors Trim

- All windows to be Energy Star rated and low-e argon gas
- Colonial moulded panel interior passage doors
- 4" colonial baseboards throughout
- 2 3/4" colonial trim on all doorways, archways and windows throughout
- All wood trim to be white and doors to be white
- All interior and exterior door hardware to be brushed nickel
- Deadbolts to be installed on exterior doors
- Wire shelving to be installed in closets

Electrical Features

- 100 Amp service as per code with circuit breakers
- Exterior and bathroom outlets to have ground fault interruption
- cable television wiring in master bedroom and living room
- Smoke detectors to be installed as per code
- Electric door chime installed
- Interconnected smoke detectors as per code
- Carbon monoxide detectors to be installed as per code
- Exterior outlets at the front and rear of home
- Standard lighting package
- 5 LED Potlights in kitchen (any additional potlights additional cost)

Washrooms Laundry Room Features

- Low flush toilet with insulated tank
- Ensuite to have tiled shower with 27" glass door as per plan, vanity and toilet as per plan
- Main bath to have tub with tile surround on walls.
- Quality custom styled vanity from builders standard samples
- Builders standard samples ceramic tile flooring
- Vanity with sink
- All white sinks and toilets
- Single lever faucets with pop up drains throughout (except laundry tub) – chrome finish
- Pressure balance temperature control valves in all showers
- Ground fault interrupter protection in all washrooms
- Exhaust fans vented to outside
- Private door locks in all washrooms
- Drain and water connections and electrical outlet for automatic washer
- Heavy duty electrical outlet and outside vent for dryer
- Exhaust fans to be vented outside (bathrooms and range hood)

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Insulation and Drywall

- Exterior walls to be insulated to building code
- Attic to be insulated to building code
- All interior wall and ceilings to be drywalled
- All drywall to be applied with screws
- All ceilings to be textured
- All corners to be rounded
- Paint to be in one colour as selected by homeowner in eggshell finish

Gourmet Kitchen Features

- Quality kitchen cabinets in a wide choice of styles from builders standard samples, with mid range quartz counter tops
- Kitchen cabinets to have crown molding and light valance with under cabinet lights
- Double stainless steel sink, with single lever faucet
- Range hood fan to be vented outside
- Cabinetry open for dishwasher location
- Heavy duty electrical outlet for stove
- Dedicated electrical outlet for refrigerator
- Electrical outlets at counter level for small appliances

Landscaping

- Lot to be graded according to city specifications
- Lot to be fully sodded as soon as weather and scheduling permits
- Precast front step
- Driveway to be "A" gravel

Flooring

- Bathrooms, foyer and laundry to be ceramic tile from builders samples as per plan.
- Bedrooms to be carpet
- Kitchen, Living Area, Dining Area and Hallways to be Hardwood
- Stairs to be carpet

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Your Choice

Purchasers shall have the choice of colours from the Builders samples for the following items:

1. Kitchen Cabinets as per plan and standards
2. Quartz in kitchen and baths– mid range from builders samples
3. Ceramic tiles as per plans allocation. Customer will have choice from selections available. Standard tile installation price already allocated towards price of house.
4. Engineered Hardwood to be allocated as per plan. Selections from Builders Samples.
5. Carpet in bedrooms and staircase, hall second floor as per plan
Selections from builders supplier
6. Paint of interior walls
7. Exterior brick and shingles as per plan

Warranty

Aucoin Spadafora Inc. warranty backed by the Tarion Home Warranty Program. Includes: the home is free from defects in workmanship and materials for 1 year.

TWO YEAR WARRANTY PROTECTION: the home is free from defects in workmanship including caulking, windows and doors so that the building envelope prevents water penetration. Defect in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems.

SEVEN YEAR WARRANTY PROTECTION: Major structural defects.

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