



# Quality Features

## EXTERIOR:

1. Quality brick and architectural features, as per applicable plan.
2. Long life maintenance free aluminum or vinyl soffits, fascia, eavestroughs and down spouts.
3. All roof areas to be covered with self-sealing 25 Yr. asphalt shingles in architecturally blended colours. Side gables may be vinyl or aluminum.
4. Insulated metal door with weather stripping to front entry.
5. Front entry door to have glass panel and/or transom window as per plan.
6. Maintenance free vinyl casement windows on front elevation, side and rear to have sliders.
7. Sliding patio door with screen as per plan.
8. Quality caulking to exterior of all window and door openings.
9. Exterior switched plug in front soffit for "holiday" lighting, and two exterior weatherproof outlets plus plug in garage.
10. Two exterior water taps (one at rear or side and second in garage with interior shut-off valves, location determined by vendor).
11. Raised panel sectional garage door(s) with glazed panels as per plans.
12. Pre-cast slab walkway to front door and step at rear where required.
13. Lot is graded and sodded to Municipality requirements.
14. Driveway to be paved with 1 coat of asphalt at a cost of \$500.00 payable on closing.
15. Brass front door grip-set and dead bolt.
16. Maintenance free exterior aluminum railings as per plan or the Ontario Building Code.

## KITCHEN:

17. Quality kitchen cabinets with dishwasher space provided, as per applicable plan.
18. 40" upper cabinets in kitchen where possible (certain options may require that the cabinet height be reduced to 36").
19. Bulkheads will be installed where necessary to hide utilities.
20. Electrical outlets at counter level for small appliances.
21. Post formed counter tops from standard samples.
22. Heavy-duty receptacle for electric stove.
23. White, two speed, exhaust fan in kitchen over stove, vented to the exterior.
24. Stainless steel double kitchen sink.
25. Single lever faucet in kitchen.
26. Electrical rough-in with water valve for future dishwasher (hook up not included).

## BATHS:

27. Single lever faucets for all bathroom vanities and shower stalls.
28. Oval or corner tubs to ensuite bathroom as per applicable plan.
29. Separate shower stall in ensuite bathroom, as per applicable plan.
30. All showers to receive pressure balanced faucets.
31. Pedestal sink in powder room, as per applicable plan.
32. Exhaust fan vented to the exterior in bathrooms and powder room.
33. Quality white plumbing fixtures in all bathrooms and powder room.
34. Quality vanities in all bathrooms as per plans.
35. Vanity counter tops to be selected from Vendors standard samples.
36. Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Drop in tubs to get 2 rows (approx.) of tile above the tub deck.
37. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish.
38. Mirrors in all bathrooms and powder room.
39. Shower stall to have cement board or equivalent to approx. 60" high.
40. Bathtubs with showers to have cement board or equivalent to approx. 32" above the tub.
41. Shower stalls to get a marble threshold and jamb.
42. Water saving toilets.
43. Low flow shower-heads and aerators on faucets.
44. Privacy locks on all bathroom and powder room doors.

## LAUNDRY:

45. Single laundry tub with separate drain and faucets for washer with venting sleeve and cap for dryer, as per applicable plan.
46. Any laundry room on the second floor will have a curb and drain (as per applicable plan).
47. Heavy duty electrical outlet for dryer.

## HEATING/INSULATION:

48. Quality high efficiency forced air heating system with ducting sized to accommodate future central air conditioning.
49. Hot water tank on a rental basis.

## INTERIOR FINISHES:

50. Colonial style 800 series doors, 2 1/4" colonial casing and 4 1/4" colonial base-board, all full archways to be trimmed.
51. Clear finish on oak handrail and pickets with paint grade stringers. Treads and risers to be carpeted (circular stairs may get oak stringers at vendors discretion).
52. All interior door hardware to be polished brass.
53. Mirrored sliding closet doors as per plan.

## ELECTRICAL:

54. 100 amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
55. Interior ceiling light fixtures to all rooms with these exemptions: living room to receive a switched outlet only and dining rooms to receive a capped ceiling outlet where such room is delineated on the plan. All bathrooms will receive strip lighting over mirrors. All as selected by Vendor.
56. Additional receptacle on garage ceiling for future door opener.
57. Interior door chime, smoke detector and carbon monoxide detector provided.
58. Rough-in for Cable T.V. one in master bedroom and one in the family room, locations determined by Vendor.
59. Rough-in for bell - one in kitchen, family room, (or living room if no family room) and all bedrooms, location determined by Vendor.
60. Decora style switches and receptacles to finished areas.

## PAINTING:

61. Choice of one colour of wall paint throughout. Trim and doors to be painted "Cool White".
62. Decorative textured ceiling in all rooms except kitchen, bathroom, laundry, and small closets.

## FLOORING:

63. Imported ceramic tile flooring in foyer, kitchen, breakfast area, main hall, laundry, powder room and drop in bathtub decks as per applicable plan.
64. Luxurious wall-to-wall 35 oz. broadloom with quality 10 mil under-pad throughout, with one choice of one colour from standard samples.
65. All sub flooring will be fastened with screws prior to finishing.
66. Concrete basement floor with drain.

## ALSO INCLUDED:

67. Main floor to have 9' and second floors to have 8' high (approx.) ceilings.
68. Rough in for central vacuum system, minimum two outlets.
69. Basement walls wrapped with Delta MS (or equivalent) drainage layer to help keep basement dry.
70. Poured concrete basement wall complete with weeping tile.
71. All ducts to be professionally cleaned.
72. Survey provided at no additional cost.
73. Poured concrete front porch as per plan.

## WARRANTY

- ★Crystal Homes (Oakville) Corporation warranty backed by Tarion Warranty Corporation.

## ONE YEAR WARRANTY

- ★The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

## TWO YEAR WARRANTY PROTECTION

- ★Water seepage through the building envelope, including the basement or foundation walls.
- ★Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems.
- ★Defects in materials and work in the exterior cladding, caulking of windows and doors leading to detachment or serious deterioration.
- ★Violations of the Ontario Building Code's health and safety provisions.

## SEVEN YEAR WARRANTY PROTECTION (Major Structural Defects)

- ★Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home. Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

The home is subject to conditions of the Purchase and Sales Agreement. Plans, materials, specifications and prices are subject to change without notice at the Builder's discretion. The Builder reserves the right to substitute materials and fixtures with those of equal or greater value. The Builder reserves the right to make changes or modifications to the plans and specifications at its discretion. Items, fixtures and finishes in model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some items in brochures may be optional and available at an additional cost. House sitings are architecturally controlled and may be reversed from brochure rendering. E. & O.E. Oakville, July 2010.





# SCHEDULE A – Oakville Phase 4 Rear Lane Towns

## EXTERIOR:

1. Quality brick and architectural features, as per applicable plan.
2. Long life maintenance free aluminum or vinyl soffits, fascia, eaves-troughs and down spouts.
3. All roof areas to be covered with self-sealing 25 Yr. asphalt shingles in architecturally blended colours. Side gables may be vinyl or aluminum.
4. Insulated metal door with weather stripping to front entry.
5. Front entry door to have glass panel as per plan.
6. **Maintenance free vinyl casement windows all round.**
7. **Rear entry door includes glazed panel.**
8. Quality caulking to exterior of all window and door openings.
9. Exterior switched plug in front soffit for "holiday" lighting, and two exterior weatherproof outlets plus plug in garage.
10. Two exterior water taps (one at rear or side and second in garage with interior shut-off valves, location determined by vendor).
11. **Detached fully bricked garage with steel sectional overhead door and glazed man door.**
12. Pre-cast slab walkway to front door and step at rear where required.
13. Lot is graded and sodded to Municipality requirements.
14. Driveway to be paved with 1 coat of asphalt at a cost of \$500.00 payable on closing.
15. Brass front door grip-set and dead bolt.
16. Maintenance free exterior aluminum railings as per plan or the Ontario Building Code.

## KITCHEN:

17. Quality kitchen cabinets with dishwasher space provided, as per applicable plan.
18. Bulkheads will be installed where necessary to hide utilities.
19. Electrical outlets at counter level for small appliances.
20. Post formed counter tops from standard samples.
21. Heavy-duty receptacle for electric stove.
22. White, two speed, exhaust fan in kitchen over stove, vented to the exterior.
23. Stainless steel double kitchen sink.
24. Single lever faucet in kitchen.
25. Electrical rough-in with water valve for future dishwasher (hook up not included).

## BATHS:

26. Single lever faucets for all bathroom vanities and shower stalls.
27. All showers to receive pressure balanced faucets.
28. Pedestal sink in powder room, as per applicable plan.
29. Exhaust fan vented to the exterior in bathrooms and powder room.
30. Quality white plumbing fixtures in all bathrooms and powder room.
31. Quality vanities in all bathrooms as per plans.
32. Vanity counter tops to be selected from Vendors standard samples.
33. Quality ceramic tiles to walls of bathtub enclosures to ceiling height.
34. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish.
35. Mirrors in all bathrooms and powder room.
36. Bathtubs with showers to have cement board or equivalent to approx. 32" above the tub.
37. Water saving toilets.
38. Low flow shower-heads and aerators on faucets.
39. Privacy locks on all bathroom and powder room doors.

## LAUNDRY:

40. Single laundry tub with separate drain and faucets for washer with venting sleeve and cap for dryer, as per applicable plan.
41. Heavy duty electrical outlet for dryer.

## HEATING/INSULATION:

42. Quality high efficiency forced air heating system with ducting sized to accommodate future central air conditioning.
43. Hot water tank on a rental basis.

## INTERIOR FINISHES:

44. Colonial style 800 series doors, 2 1/4" colonial casing and 4 1/4" colonial baseboard, all full archways to be trimmed.
45. Clear finish on oak handrail and pickets with paint grade stringers. Treads and risers to be carpeted.
46. All interior door hardware to be polished brass.

## ELECTRICAL:

47. 100 amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
48. Interior ceiling light fixtures to all rooms with these exemptions: living room to receive a switched outlet only and dining rooms to receive a capped ceiling outlet where such room is delineated on the plan. All bathrooms will receive strip lighting over mirrors. All as selected by Vendor.
49. Additional receptacle on garage ceiling for future door opener.
50. Interior door chime, smoke detector and carbon monoxide detector provided.
51. Rough-in for Cable T.V. one in master bedroom and one in the Living room, locations determined by Vendor.
52. Rough-in for bell - one in kitchen, family room, (or living room if no family room) and all bedrooms, location determined by Vendor.
53. Decora style switches and receptacles to finished areas.

## PAINTING:

54. Choice of one colour of wall paint throughout. Trim and doors to be painted "Cool White".
55. Decorative textured ceiling in all rooms except kitchen, bathroom, laundry, and small closets.

## FLOORING:

56. Imported ceramic tile flooring in foyer, kitchen, breakfast area, powder room and bathrooms.
57. Luxurious wall-to-wall 35 oz. broadloom with quality 10 mil underpad throughout, with one choice of one colour from standard samples.
58. All sub flooring will be fastened with screws prior to finishing.
59. Concrete basement floor with drain.

## ALSO INCLUDED:

60. Main and second floors to have 8' high (approx.) ceilings.
61. Rough in for central vacuum system, minimum two outlets.
62. Basement walls wrapped with Delta MS (or equivalent) drainage layer to help keep basement dry.
63. Poured concrete basement wall complete with weeping tile.
64. All ducts to be professionally cleaned.
65. Survey provided at no additional cost.
66. Poured concrete front porch as per plan.

## WARRANTY

- ★ Crystal Homes (Oakville) Corporation warranty backed by Tarion Warranty Corporation.

## ONE YEAR WARRANTY

- ★ The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

## TWO YEAR WARRANTY PROTECTION

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- ★ Violations of the Ontario Building Code's health and safety provisions.

## SEVEN YEAR WARRANTY PROTECTION (Major Structural Defects)

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