

# **Schedule A**

## **27' and 30' Designs**

**WESTIN HOMES Ltd.  
QUALITY FEATURES**

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*We are proud to present the following outstanding features offered for our single detached homes in GrandCentral in Bradford. Please read carefully. Unlike many builders, Westin Homes Ltd., understand the importance of providing quality “up front” where it counts. We take pride in the finished product therefore you will note that many of our outstanding features are items that would typically be an upgrade elsewhere. It is the “hidden” materials and finishing touches that show the difference between a quality builder and a quantity builder. Welcome to Westin Homes Ltd., building Bradford since 1996.*

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### **Exterior & Construction Features**

All “Westin” residences are graced with distinctive **pre-cast Stone Designed home address number**.

Clay Brick , Stone, Board and Batten, horizontal and/or shaker style vinyl siding with other accent detailing where applicable pre-cast “Key Stone inserts where applicable.

Architecturally selected and co-ordinated exterior colour packages

**Stone sills on front elevations.**

Poured concrete foundation/basement walls with heavy duty damp proofing, drainage membrane and weeping tiles.

**Basement, 3 piece rough-in, as per plan.**

Steel Beam construction.

2” x 6” Exterior wall construction, where applicable.

Sill plate gasket used for additional draft protection.

**Self Sealing asphalt shingles with 25 yr. manufacturers warranty.**

Maintenance free aluminium seamless soffit, fascia, eavestrough and downspouts.

**Sectional roll-up embossed garage doors with glass inserts**

**Insulated Steel entry door to garage** with weather stripping and quality entry grip sets (Where grade permits)

Attractive coach lamps at garage and front entry as per plan.

Dead bolts on all passage doors into the home for greater security.

Two outside hose bibs (one in garage and one at the rear of the home).

Two exterior waterproof on (GFI) system electrical outlet receptacles are provided (front entry/rear)

Exterior walls of habitable areas, attics and basement walls to have insulation rating to meet or exceed the Ontario Building code. Basement insulation to be as per Ontario Building Code.

R-40 blown-in the attic - ensures maximum comfort with energy savings.

5/8 Tongue & Groove sub flooring is nailed, screwed and sanded.

Exterior walls to be 2” x 6” stud construction including all interior walls are 16” center.

2”x4” stud construction at garages and framed knee walls for raise bungalow .

All Walk out conditions shall included oversized rear basement window(s) and sliding glass patio door as grade permits.

Pre-cast concrete slab walkways & pre-cast slabs and steps at front, side and rear doors where applicable.

Fully sodded front and back yards. Narrow side yards between houses may be gravelled at Vendor’s sole discretion. Lots to be graded to the requirements of the Authority having jurisdiction.

**2 stage asphalt paved driveway with base coat**

## **Windows and Doors**

**Quality Thermo Pane Vinyl Casement Windows** throughout, (except the basement where they are sliders) screens on all operable windows (one operator per room). Low "E", Argon windows.

Decorative grilles enhance the streetscape on all front elevations.

5 ft Glass sliding patio door (as per plan)

Note: Doors are to be blocked for safety, all decking to be completed by homeowner after occupancy and Lot approved by Town Engineers.

Entry door(s) as per plan.

Top Grade Exterior Caulking used on all windows and access doors as applicable.

## **Interior Finishes**

8'ft high ceilings on main floor and second floor except for in raised or sunken floor area's, stairways, cathedral and vaulted ceiling and bulkheads, dropped ceiling (where required by mechanical plumbing & or structural components.

Flat archways to be trimmed, as per applicable plan..

**Series 800 or Classique doors throughout the home, complete with polished brass hardware.**

Colonial trim casing – 2 inch casing and 3 inch baseboard throughout.

Choice of Paint Colour from Vendors standard samples (one wall colour throughout). All homes will receive one coat of tinted primer and one coat of quality flat paint. Trim and Casings to be white.

Textured Ceiling finishes in living, dining, family rooms, halls and bedrooms . Ceilings feature a 4" smooth decorator boarder around the perimeter of the rooms for "optional" crown moulding or designer paint finishes.

Natural finish oak spindles (1 5/16<sup>th</sup>) & railings on main stairs to second floor oak nosing under pickets on the main floor and 35 oz broadloom on stairs. Standard finish is "Natural"

## **Kitchen Features**

Choice of **Quality Finish Oak cabinetry** offered from Vendors standard samples

Post formed Formica or Arborite counter tops from Vendors standard samples.

Double Compartment quality Stainless Steel Sink with Moen single lever faucet.

Standard appliance openings: Refrigerator 36" Height 71" Stove 30" Dishwasher 24"

Heavy-duty receptacle for stove. Electrical outlets for fridge and at counter level for small appliances.

Two speed exhaust hood fan vented to outside (White).

Dishwasher space includes electrical and plumbing rough-in for future hook-up. **Hook-up is not included.**

## **Bath Features**

**Quality Moen Single lever faucets (except laundry room) on sinks, tubs and showers.**

Water closets with water conservation feature as per Ontario Building Code.

**Temperature control valves on all showers and also at hot water tank.**

"Aquapec", tubing water pipes through-out.

Vanity Mirror in all bathrooms

Exhaust Fan, direct vent to exterior provided in all bathrooms, on separate switch.

White ceramic bathroom accessories.

Bath tubs enclosure is fully tiled on 3 sides with drop ceiling.

Roman Oval or Corner Tub and Separate **shower** as per plan.

Corner or oval soaker tubs (if applicable) to be finished with quality ceramic wall tile on tub face, deck and two rows around tub wall. Separate shower to be ceramic wall tile complete with marble jambs.

**Choice of Quality Finish Oak** vanity cabinetry from Vendors standard samples (as per plan)

Post formed Formica or Arborite counter tops from Vendors standard samples as per plan.

## **Quality Flooring Appointments**

Luxurious Stain Resistant Quality **35 oz Broadloom** in all designated areas - purchasers choice from Vendors samples, (One colour throughout)

Chip Foam Underlay under all broadloom areas.

**Imported 12" x 12" or 13" x 13" Ceramic Floor Tiles in:**

**Foyer, Kitchen, Breakfast Area, Nook, Powder Room, Bathrooms and finished Laundry room from Vendors standard samples.**

## **Mechanical Heating and Electrical Features**

High Efficiency forced air natural gas furnace. Ducting sized for future air conditioning.

High Efficiency Gas Hot Water heater, (Rented)

100 AMP. electrical service with circuit breaker panel and copper wiring.

Heavy Duty Receptacle for stove and dryer.

Smoke and Carbon monoxide detectors installed where applicable.

All bathrooms are equipped with safety GFI outlet systems.

Pre wire for Telephone in the Kitchen and Master bedroom.

Pre wire for Cable TV - in the Family room and Master bedroom.

Standard light fixtures included throughout, including all bedroom ceilings.

Electrical doorbell and door chimes

### **Decora switches and receptacles**

#### **One electrical outlet per garage door for future garage door openers.**

Rough in provisions for future Central Vac. (roughed into basement)

Ducts are sized for future air conditioning.

## **Laundry Room Conveniences**

Free standing laundry tub (as per plan)

Rough- in plumbing provided for washer.

Heavy Duty outlet provided for dryer. External exhaust vent for dryer.

Rough-in for future stackable washer/dryer as per model layout.

## **Guarantee and Warranty**

All Westin Homes are covered under (Tarion), (formerly, the Ontario New Home Warranty Program), with 7 years coverage against major structural defects.

(Enrolment fee to be paid by Purchaser)

### **Please Note:**

The Builder reserves the right to substitute materials of similar or better quality, should supply so dictate.

Variations from Vendors samples may occur in finished materials, cabinetry, flooring, ceramics and wall colours due to different dye lots etc. Colours and materials will be as close as possible to Purchaser's choice and Vendor's samples, but not necessarily identical.

All plans, elevations and specifications are subject to modification by the Vendor according to the Ontario Building Code.

Renderings are artist concept and for reference only, home may be sited in reverse mirror image to that which is shown on the brochures. Note: There may be a series of steps into the dwelling depending upon finished grade.

The Purchaser acknowledges and the Vendor agrees that the Purchaser shall have up to 7 days from notification from the Vendor to properly complete the Vendor's colour selection form, otherwise, the Vendor may exercise all of the purchaser's rights to colour selection herein and such selections by the Vendor shall be binding as if the Purchaser had made such choices.

Changes will not be permitted to the colour chart once it is completed and processed; the same applies in the event the Vendor has chosen the colour selection on behalf of the Purchaser due to the 7 day delay as stated in this paragraph.

Specifications are subject to change without notice E. & O.E.      October 12, 2011

