



COURTS OF CANTERBURY
PORT PERRY

EXCEPTIONAL FEATURES & FINISHES

QUALITY CONSTRUCTION

1. Architecturally designed homes with genuine clay brick, “maintenance free” * Vinyl siding, shakes, stone veneer, detail stone, precast concrete sills, as per plan. Sides and rear of homes to be brick, as per Vendor’s Architectural plans. House siting and exterior colour package selections are architecturally controlled.
2. Architectural features include raked and/or tooled masonry joints (Vendor’s choice), dormers, decorative columns, frieze boards, pre-cast stone detailing and decorative brackets, as per elevation.
3. Corner-lot flankage elevations to receive enhanced architectural details, as per architectural control.
4. 2 x 6 exterior stud walls with OSB wall sheathing. ***
5. Engineered roof systems with raised heel trusses.
6. Prefinished “maintenance free”* aluminum soffits, fascia, eaves troughing and downspouts (as per elevation).
7. Premium manufacturer’s “shake-like” 40-year limited warranty architectural self-sealing asphalt shingles provides durability, high grade and tear resistant.
8. Wood and steel beam construction.
9. Engineered floor joist system for all subfloors, not including landings.
10. 5/8” premium engineered OSB tongue & groove subfloor, nailed, glued and screwed. ***
11. 3/8” plywood or 7/16” OSB roof sheathing, Vendor’s choice. ***
12. Poured concrete basement walls with heavy duty damp proofing, weeping tiles (where required) and exterior drainage membrane.
13. Precast patterned patio slabs from driveway to front porch as per approved grading and/or site plan. Front & rear door(s) to receive precast concrete patio step(s) where site grading requires.
14. Ceiling heights - 9’0” ceilings on ground floor and 8’0” ceilings on second floor loft. ***
15. Concrete garage slab with reinforced grade beams.
16. Drain water heat recovery unit (DWHR) to be installed in each home for heat recovery from waste drain water.
17. 3 piece rough-in bathroom (drains only) in basement, as per plan.
18. Garage interior to be finished with drywall taped and primed.
19. PEX (Cross-linked polyethylene) hot and cold water lines throughout.
20. All homes to be “Grey Water Ready”.

DOORS AND WINDOWS

21. “Maintenance free”* thermopane Energy Star® qualified coloured vinyl casement windows (coloured windows as per the exterior colour packages approved by the Controlling Architect) on all elevations, including rear. Muntin bars within the panes of glass on front elevation only, as per plan. Standard basement windows to be Energy Star® qualified white vinyl sliders. All windows to be double glazed with low emissive coating, argon filled gas and insulated spacer bars for greater energy cost savings. All operable windows to have screens. Some decorative windows have fixed glass panes and/or black glass, as per plan.
22. All exterior door(s), windows and building perforations are foam insulated and fully caulked.
23. Steel clad insulated front entry door(s) with grip set(s) and deadbolt. Glass panes in doors, transoms or sidelights, as per plan.
24. Insulated metal door from the garage into the home, as per plan. The Vendor reserves the right to execute any one of the following at the Vendor’s sole discretion should the lot specific grading not allow door access into the home: 1) The ground floor entry may be dropped a maximum of 3 risers to accommodate the entry door into the home or 2) Provide a deck in the garage or 3) Substitute the door from the garage to the home with a wall if the grade exceeds 2 or 3 risers.*** All conditions are subject to house design, grading and zoning bylaw restrictions.
25. Entry-resistant framing on all perimeter doors.
26. Sliding glass patio door with screen, or French door (no screen), as per plan.**

ELECTRICAL

27. 200 AMP service with circuit breakers and copper wiring throughout.
28. Heavy-duty cable and outlet for stove and dryer.
29. One waterproof exterior electrical outlet at rear, one at the front porch, one outlet on a separate circuit in the garage and one switch-controlled outlet at the front porch soffit for holiday lighting (location of outlets determined by Vendor).
30. One outlet in garage ceiling for future installation of garage door opener (opener not supplied by Vendor).
31. All electrical outlets and light fixtures located within all perimeter walls and 2nd floor ceilings are installed in sealed boxes.

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32. Ceiling fixtures in foyer, hallways, mudroom, laundry, walk-in closet, great room, living room, formal room, kitchen, breakfast, den, recreation room, all bedrooms and all bathrooms, with LED light bulbs (min 75% of home) with Vendor supplied fixtures.**
33. Switch controlled capped ceiling outlet provided for future dining area light fixture, as per plan.
34. All electrical switches and outlets to be white Décora.
35. Prewired for television and telephone in master bedroom and great room or living room, as per plan. All rough-in outlets as noted to be left as non-terminated wiring.
36. Electronic smoke detectors on all levels of the home and in all bedrooms. Carbon monoxide detectors on all levels.
37. Front entry door chimes.
38. Rough-in central vacuum outlets located in all finished areas. Pipes dropped to unfinished space in basement only.
39. Electrical outlet provided below counter within kitchen island and/or peninsula cabinet, as per code (only applicable on the island when the island is permanently fixed with plumbing).
40. One rough-in for future power supply for electrical vehicle, including conduit and electrical box located in garage. ***

HEATING & INSULATION

41. Upgraded R31 expandable spray foam insulation to garage ceiling and exterior overhangs where there are livable areas above.
42. Exterior walls above grade insulated to R24 high-density insulation. R60 insulation in attic space above living areas. Basement walls insulated with R20 blanket insulation, full height.
43. Electronic programmable thermostat centrally located on main floor, at Vendor's discretion.
44. Power vented Energy Star® qualified gas fired hot water tank.
45. Hot water tank and one or more mechanical components on a rental basis with designated supplier at Vendor's sole discretion.
46. High-efficiency, Energy Star® qualified forced air gas furnace including central air conditioning.
47. Furnace and hot water tank location and orientation may vary.
48. All homes to be equipped with HRV (Heat Recovery Ventilator) paired with furnace.
49. All exposed mainline metal ductwork joints in basement are sealed.
50. Ducts professionally cleaned and sanitized. (Purchaser supplied with certificate, which is to be redeemed within 3 months from date of closing).
51. Optional gas fireplace, as per plan.***

LAUNDRY

52. Energy Star® qualified exhaust fan in laundry room; applies only if no operating window is present in the laundry room.
53. Exterior venting for dryer in laundry room.
54. Single basin free-standing laundry tub with 2-handle faucet, as per plan.
55. Optional upper cabinets in laundry room, as per plan.
56. "Oatey" box (or equivalent) recessed in the wall of finished laundry rooms in the vicinity of the washer to facilitate ease of connection of the washing machine hot and cold water lines as well as the drain.

INTERIOR FEATURES

57. Interior walls to be painted with 2 (two) coats of off-white premium quality latex paint, 1 (one) coat prime plus 1 (one) coat finish.
58. All interior doors and trim to be painted with (2) two coats of white premium quality latex paint, one (1) coat prime and one (1) coat finish.
59. All ceilings to have sprayed stipple ceilings with 4" smooth borders in finished rooms except for kitchen, bathrooms and laundry room which have smooth ceilings. Closets have sprayed stipple ceilings without smooth borders.
60. Trimmed archways, as per plan.
61. Staircase in finished areas to consist of natural finish oak stringers, nosing, posts, pickets and handrails. Stair treads and risers to be carpeted. All selected from Vendor's standard samples.
62. Optional tray ceiling in the master bedroom, as per plan. Smooth painted finish ceilings inside the optional tray ceilings of the master bedroom, as per plan.
63. All closets, including linen, to have white vinyl coated wire shelving.
64. Trim to be approx. 4" baseboards and 2-3/4" casing in all finished areas, as per plan. ***
65. Interior pewter or brushed nickel finish door levers and door hardware (hinges painted), Vendor's choice.
66. Privacy locks on master bedroom and bathroom doors.

KITCHEN FEATURES

67. Granite countertop with standard edge profile and clean-cut back, double stainless-steel under-mount sink and single lever faucet with pullout spray, from Vendor's standard samples.
68. Ceramic tile backsplash in kitchen.
69. Quality cabinetry in kitchen with hardware from Vendor's standard samples, as per plan. Colour matched kick plates.
70. Valance moulding under the kitchen uppers, as per plan (electrical not included).
71. Pantry, island and extended breakfast counter, as per plan.
72. Kitchen cabinetry to have extended upper cabinets with crown molding, as per plan.

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73. Full depth fridge gable(s) with deep upper cabinet above fridge space, as per plan.
74. Split electrical outlets provided above the kitchen countertop and dedicated outlet for the refrigerator.
75. Dropped ceiling boxes over the kitchen as required, at Vendor's discretion.
76. Stove exhaust hood fan (white) with light, vented to exterior.
77. Dishwasher space provided with rough-in (includes electrical and plumbing only) as per, plan.

BATHROOM FEATURES

78. Quality cabinetry in all bathrooms from Vendor's standard samples, as per plan.
79. Postform laminate counters with over-mount sink, as per plan. Selections from Vendor's standard samples, as per plan.
80. Washerless, single-lever, water-efficient faucet(s) in all bathroom vanities with pop-up drains.
81. Bathroom fixtures to be white.
82. Master ensuite to have acrylic drop-in soaker tub, with a two handle deck or wall-mounted water efficient Roman faucet and a minimum 12" of ceramic wall tiles around tub deck, as per plan.
83. Master ensuite shower stalls to be finished with chrome-framed clear glass panels and half panels, complete with clear glass shower door, as per plan (ceiling not tiled) and a water proof recessed ceiling light. Stone slab seats as per plan.
84. Quality ceramic wall tiles in tub enclosures, where applicable, to height of dropped ceiling (ceiling not tiled).
85. Mirrors in all bathrooms with wall mounted strip lighting above the mirror.
86. Ceramic soap dish in shower stall and tub enclosure, as per plan. Ceramic paper holder and towel bar supplied only, not installed (white).
87. Energy Star® qualified exhaust fan in all bathrooms.
88. Pressure balance bathtub and shower faucets in all bathrooms, where applicable, for safety and comfort.
89. DensShield tile backer with built-in moisture barrier in shower stall and tub enclosure, as per plan.
90. Energy efficient water saver showerhead and toilet tanks.

FLOORING FEATURES

91. Choice of 12" X 12" or 13" x 13" (approx.) ceramic tile in the foyer, kitchen, breakfast, mudroom, laundry, all bathrooms and finished basement foyer, as per plan. Selections from Vendor's standard samples.
92. Torly's laminate pre-finished flooring in all areas excluding tiled and broadloom areas, as per plan.*** Selections from Vendor's standard samples.
93. Berber broadloom with 1/4" high density chipfoam underpad or 35oz polyester broadloom with 12mm standard foam underpad in all bedrooms, basement, loft recreation rooms and stair treads, risers and mid-height landings, as per plan. Choice of colours from Vendor's standard samples (one colour throughout).***

EXTERIOR FEATURES

94. Black coach lamp at front door and at sectional roll up garage door(s).
95. Black or pewter grip set(s) and dead bolt installed on front entry door - Vendor's choice. All secondary entrances in the home to have a dead bolt with knob, colour of hardware as per the exterior colour schedules.
96. Two (2) water taps with inside shut-off valves. One (1) in garage and one (1) at the back of the house, located at Vendor's discretion.
97. Lot to be fully sodded except for hard surfaces. **
98. Approximately 8' x 7' steel sectional roll-up garage door(s) with decorative inserts, as per plan. Garage doors to have heavy-duty springs and rust resistant door hardware.***
99. Two stage asphalt driveway to be provided. (Driveway consisting of base coat and top coat).
100. Where rear 'lookout basement' conditions are applicable, the following features are standard and included in any premiums applicable to the lot: the wood deck off the main floor will be approximately 5' x 10' at minimum, complete with stairs to grade and oversized casement window(s) on the rear basement wall, layout as per Vendor's Architectural recommendations; balance of standard size windows to be vinyl sliders. Where "walkout basement" conditions apply, the following features are standard and included in any premiums applicable to the lot: sliding patio door, oversized casement window(s), additional brick or siding, framing, insulation on rear wall of basement and a wood balcony approximately 5' x 10' at minimum off main floor rear sliding patio door or French door (no stairs), as per plan, additional exterior light fixture and electrical outlet. On lots with walkout or lookout grading conditions, the number of basement windows and location of basement windows may change, as per Vendor's Architect's recommendations.***,**

VENDOR'S GUARANTEE & CONDITIONS

1. All selections, including upgrades, are to be made from Vendor's samples.
2. Geranium has been registered with Tarion Warranty Corporation since 1985 and is in good standing. A completely computerized customer service program is available for a period of one year after closing. The following three inspection forms are to be submitted to the Vendor's Head Office: A pre-delivery inspection form to be completed with the Vendor prior to closing. A second inspection form submitted a maximum of 30 days following the closing date. A final year end inspection form submitted anytime between a maximum of 30 days prior to and up to the one-year anniversary of the closing date.
3. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee on closing date.
4. Geranium-built homes with inspection, evaluation and qualifications conducted by 3rd party Evaluator.

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5. In accordance with the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
 6. Vendor's samples are subject to natural variations in colour and grain. Floor and wall tiles, all countertops, laminate flooring, kitchen cabinets, vanity cabinets and wall finishes are subject to pattern, shade and colour variations.
 7. Hardwood floors: Purchaser(s) are advised that the normal installation practice, as recommended by the hardwood manufacturer, is to install the hardwood perpendicular to the floor joists. Since not all floor joists run in the same direction throughout the home, the Purchaser(s) acknowledge and accept that the hardwood will not all run in one direction but will be installed as per the hardwood manufacturer's recommendation. The Purchaser accepts this method of installation.
 8. Lighting: Purchaser(s) acknowledge and accept that due to construction and installation of framing members (lumber), plumbing pipes and HVAC systems, the location of ceiling electrical rough-ins and/or light fixtures and/or smoke and CO detectors may not be 'centered' within the ceiling space of any particular room(s).
 9. Eco-laminate flooring may react to normal fluctuations of humidity levels by producing gapping or cupping, both of which shall be considered acceptable. The Purchaser(s) acknowledge that failure to maintain a standard humidity level in the home may result in excessive gapping or cupping, for which the Vendor shall not be responsible.
 10. Smooth Ceilings: Purchasers are advised that due to the factory finish of gypsum drywall panels and the conventional methods of concealing joints and fasteners, certain conditions may detract from the quality of the "smooth" finish to the ceilings. Conditions involving a combination of lighting (both natural and electrical) and gloss-enamel or high-gloss paint may reveal shadows which will accentuate the slightest surface variation across the face of the panel. These surface variations in colour and sheen may affect the quality of the finished product and will likely be most visible where there are treated joints, fastener heads or corner beads. The Vendor and its contractors and subcontractors are hereby released from and shall not be responsible for making any associated repairs to the ceilings once they have been painted. Nail pops will be evident in the drywall surface as the home and framing members in the roof trusses dry out. These nail pops will only be repaired in accordance with Taron guidelines.
 11. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
 12. If the home is at a stage of construction which will enable the Vendor to permit the Purchaser(s) to make colour and material choices from the Vendor's standard samples, then the Purchaser(s) shall have until the date designated by the Vendor to properly complete the Vendor's colour and material selection form.
 13. The Vendor shall have the right, in its sole discretion, to construct the Dwelling either as shown on the Plans or to construct such Dwelling on a reverse mirror image plan, including reversal of the garage siting and reversal of the interior floor plan layout.
 14. The Purchaser(s) acknowledge that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
 15. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
 16. Wall locations are approximate and walls or portions of walls may be furred out, or have a vertical box installed or altered to accommodate structural and/or mechanical requirements.
 17. All specifications, products and materials shall be from Vendor's standard samples and are subject to change without notice.
 18. Pursuant to the Agreement or this Schedule, or pursuant to a supplementary agreement or purchase order the Purchaser(s) may have requested the Vendor to construct an additional feature within the home which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the home or development, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser(s), terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser(s) the monies, if any, paid by the Purchaser(s) to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser(s), whatsoever, in respect thereof.
 19. All natural stone samples shown at the Décor centre/sales office may vary from the product received from the manufacturer for installation. The Purchaser(s) acknowledge and accept that the manufacturing process can result in differences in finish, colour, texture, veining and after decorative attributes of the natural stone product. The Vendor does not warrant the consistency of these attributes and reserves the sole and absolute discretion to install the natural stone product.
- *"Maintenance Free" means as per manufacture's stated representations in respect of each particular product, and the Vendor does not make any representation or offer any warranty in respect thereof.
- **Availability determined by house design.
- ***Specifications, sizes and finishing details are approximate and subject to change without notice.

