



SCHEDULE 'A'

QUALITY APPOINTMENTS

ELEGANT EXTERIORS

1. U.C. uptowns features Contemporary Traditional architecture inspired by the Arts & Crafts style. All elevations, exterior colours and materials are architecturally controlled.
 2. Elevations feature an impressive array of clay brick exterior and vinyl cladding (siding and vinyl shakes) as per applicable plan.
 3. Superior 2"x 6" wood exterior construction.
 4. Wood framed party wall construction.
 5. Metal insulated entry door with inset pane lites, weather stripping and deadbolt lock (as per applicable plan).
 6. Thermopane low-e argon filled vinyl casement windows with insulated spacers on front, side and rear elevations, as per plan. Operable windows are screened.
 7. Thermopane Low-e argon filled vinyl 5' sliding glass patio doors.
 8. Self-sealing high-grade laminate shingles, with a limited lifetime manufacturer's warranty.
 9. Aluminum soffits, fascia, eavestroughs and downspouts.
 10. Decorative, insulated steel panel garage door, as per applicable plan.
 11. Fully paved driveways with base coat and top coat of asphalt.
 12. Maintenance free exterior columns, railings and pickets (as per applicable plan).
 13. Two (2) exterior hose bibs, one in garage and one at rear of house.
 14. Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard (as per plan).
 15. Pot or coach lights (as per plan) and black house numbers with nickel plated deadbolt and gripset entry on front door.
- #### SPECTACULAR INTERIOR FINISHES
1. 9' ceiling height on main floor.
 2. Natural oak stairs with oak veneer stringer and risers; pickets and railings to be natural oak with clear coat of varathane, natural oak nosing between subfloor and pickets (on stairwells in finished areas, as per applicable plan).
 3. Colonial baseboard and trim for doors and window casings throughout.
 4. Colonial raised panel interior doors, including closets as per plan, or white sliding closet doors, as per plan.
 5. Nickel finish interior door levers and hinges.
 6. Purchaser's choice of colour of quality washable latex paint and primer on all interior walls, all interior doors and wood work trim (from builder's standard samples)
 7. Smooth finish ceilings on main floor.
 8. Trimmed archways throughout, where applicable, as per plans.

DESIGNER KITCHENS

1. Purchaser's choice of deluxe cabinetry in kitchen with granite countertop.
2. Breakfast bar in kitchen flush with counter, as per applicable plan.
3. Double bowl undermount stainless steel sink in kitchen with single lever pull-out faucet.
4. Stainless steel exhaust hood fan over stove area, vented to exterior.
5. Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
6. Dedicated electrical outlet for refrigerator.
7. Split electrical outlets at counter level for small appliances.

LUXURIOUS BATHROOMS

1. Purchaser's choice of deluxe cabinetry with granite countertop.
2. Master ensuite to have oversized acrylic oval tub (as per plan) with ceramic tile backsplash and deck mounted faucets where tub and shower are separate. Separate shower stall finished in ceramic tile and framed glass on half wall, as per applicable plan.
3. Main bathroom to have tub/shower with 8" x 10" ceramic tile to ceiling height, as per plan.
4. One-piece vanity or pedestal sink in bathrooms and powder room, as per plan.
5. Mirror in all bathrooms, full width of vanity.
6. Single lever faucets and pop-up drains in all bathrooms.
7. Privacy locks on all bathroom doors.
8. Quality sconce lighting in all bathrooms and powder room.
9. Chrome bathroom accessories including towel bar and tissue dispenser in all bathrooms. Curved metal shower rod where applicable.
10. Positemp pressure/temperature balance valves for all showers.
11. Shut off valve under each sink.

LAUNDRY AREAS

1. Exterior exhaust for dryer.
2. One laundry tub provided, where applicable, as per plan.
3. Hot and cold laundry taps for washer and heavy duty wiring for dryer.

FLOORS AND FLOOR COVERINGS

1. Imported ceramic 12" x 12" or 13" x 13" flooring in foyer, powder room, ensuite, bathrooms and laundry in finished areas, as per plan.
2. Laminate flooring in rec. room, family room, kitchen and breakfast, from Builder's standard samples.
3. Premium quality 35 oz. carpeting with 7/16" underpad in upper hall and all bedrooms.
4. All 5/8" tongue & groove OSB subfloors glued, sanded and fastened with screws.

LIGHTING AND ELECTRICAL FEATURES

1. Ceiling outlets with builder supplied quality light fixtures for entry, hallways, living and family rooms, kitchen and breakfast and all bedrooms, as per plan. Capped outlet in living/dining room, as per plan.
2. Weather proof exterior electrical outlet at front and rear of home, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage for door opener.
3. Electrical interconnected smoke detectors on each floor and in all bedrooms.
4. Carbon monoxide detectors with electrical connection in upper hallway and every floor with bedrooms.
5. White Decora style switches and receptacles throughout.
6. Rough-in for central vacuum system provided, at least one outlet on main and second floor. All pipes drop to garage.

SMARTER HOME BY ENERCARE™

Your new Tribute Smarter Home includes:

1. Mobile App
2. Smarter Home Hub
3. Smarter Home Thermostat
4. HVAC Performance Monitoring
5. Smarter Home Water Leak Sensor (1)
6. Smarter Home Light Switch (3)
7. Smarter Home Video Door Bell
8. No monthly fee for 3 years

After 3 years equipment is the property of the homeowner.

Speak to your Décor Consultant for additional Smarter Home upgrades.

TECHNOLOGY AND MEDIA

1. Pre-wired with the latest technology including: Wide Band Width Video Cable and High Speed Data Cabling.
2. Choice of 8 locations for telephone/ethernet or cable TV/modem outlets.
3. Rough-in security includes wiring to main level entry doors and operable windows in finished areas including 2 keypad and 2 motion detector locations. All wiring drops to mechanical room.

ENERGY CONSERVATION FEATURES

1. High efficiency, forced air hydronic air handling unit combined with dual purpose/tankless water heater. Water heater provided on a rental basis. Ducting sized for future air conditioning
 2. Exterior walls are insulated to R22, attics to R60.
 3. Spray foam insulation in garage ceiling below any habitable space above.
 4. All building envelope perforations including doors and windows to be fully caulked.
 5. Foundation wrapped with a superior drainage membrane to protect from water penetration.
 6. Energy efficient water saver shower and toilet tanks.
- #### TARIION WARRANTY CORPORATION COVERAGE
1. 7 years – major structural defects.
 2. 2 years – plumbing, heating and electrical systems and building envelope.
 3. 1 year – all other items.

All colour and finishing selections are to be made at Tribute Decor Studio and from Tribute's standard samples. Tribute provides the services of a professional Design Consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Homes and Décor Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary.

ALL LEVIES, HYDRO & GAS METER HOOKUP COSTS INCLUDED. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E. & O. E. MARCH 15, 2020.