



PALMETTO

North Oshawa Living

SINGLES FEATURES & FINISHES



Exterior

- 1 All exterior colours and materials are architecturally controlled and pre-selected by the Vendor.
- 2 Exterior features may include clay brick, stone, quoining, soldier coursing, arches, keystones and other complementary details and materials as per the construction plans.
- 3 Pre-finished Aluminium soffit, fascia, eavestrough and downspouts where applicable.
- 4 Pre-finished Aluminium exterior railing as per model type and if required due to grade condition.
- 5 Windows to be vinyl casement double-glazed low-E on front, rear and side elevations as per plan. Vinyl sliders in lower level. All operable windows to be screened.
- 6 Insulated front entry doors, as per elevation.
- 7 Rear sliding doors with screen on main level or single door from breakfast or as per plan.
- 8 Cold storage room in lower level, as per plan.
- 9 Insulated door from house to garage with safety door closer, as per model type, if grade permits.
- 10 Sectional roll-up garage door(s).
- 11 Two (2) exterior hose bibs (one in garage and one at rear).
- 12 Exterior lighting where applicable.
- 13 Poured concrete lower level. Lower level is unfinished except as may be shown on construction plans.
- 14 Paved driveway. Vendor will provide base coat, as well as a second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$750.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt on the lot portion of the driveway. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty (30) months after Closing Date.
- 15 Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan.
- 16 Concrete precast slab walkways at front and at rear patio as determined by the Vendor having a regard to site conditions, as per plan.
- 17 Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and Purchaser accepts same.

Construction

- 1 Main level 9' ceiling height and upper level ceiling height to be 9', except where construction plans indicate otherwise.
- 2 Lower level poured 7'8".
- 3 Gas fireplace and mantel as per plans.
- 4 Garage walls to be drywalled, taped and primed.
- 5 Garage floor and driveway sloped for drainage.
- 6 2" x 6" exterior wood wall construction.
- 7 Tongue and groove subflooring glued to TGI.
- 8 Based on site conditions, storm sewers may be drained via sump pump as per municipal requirements.

Heating and Insulation

- 1 High efficiency gas furnace.
- 2 Thermostat centrally located.
- 3 Exterior walls above grade to have R22 insulation.
- 4 Attic to have both R31 and R60 in specific areas in accordance to Ontario Building Code.

Interior Trim

- 1 All drywall applied with screws using a minimum number of nails.
- 2 Interior baseboard to be 5¼".
- 3 Interior casing to be 2-3/4".
- 4 All main level archways to be trimmed save and except curved archways.
- 5 Exterior satin nickel finish grip set with deadbolt on main entry door.
- 6 All interior doors in finished areas to have satin nickel finish levers.

Stairs and Railing

- 1 Natural oak stairs as per plan. If you must access the staircase to the lower level through a doorway such stairs and handrails to be unfinished spruce painted in a colour selected by the Vendor.
- 2 Natural oak interior handrail with natural oak pickets throughout (excluding stairs to lower level), as per Vendor's standard samples.
- 3 Stair landings to have laminate.

Flooring

- 1 8 mm coloured laminate flooring throughout except tiled areas.
- 2 12" x 12" ceramic tiles in foyer kitchen and all washrooms as per Vendor's standard samples.

Kitchen

- 1 Choice of cabinets from Vendor's standard colour samples.
- 2 Extended 41" cabinet uppers.
- 3 Laminate countertop in kitchen as per Vendor's standard samples.
- 4 Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet supplied).
- 5 Double bowl stainless steel sink with single lever faucet, as per Vendor's standard samples.
- 6 Hood fan vented to exterior.
- 7 Shut-off valve to kitchen sink.

Baths

- 1 Purchaser's choice of cabinets and laminate countertops from Vendor's standard samples.
- 2 Single lever polished faucets with pop-up drains in all bathroom and powder room sinks.
- 3 8" x 16" ceramic wall tile for all tub and shower enclosures (not including ceiling) as per Vendor's standard samples.
- 4 All plumbing fixtures to be white.
- 5 Acrylic shower base in master ensuite shower stall where applicable.
- 6 Free standing tub in master ensuite, as per Vendor's standard samples.
- 7 Flat plate mirrors in all bathroom(s) and powder room.
- 8 Privacy locks on all bathroom and powder room doors.
- 9 Pressure balance valve to all shower stalls and tub/showers, as per plan.
- 10 Shut-off valves for all bathroom and powder room sinks.
- 11 Exhaust fans vented to exterior in all bathroom(s) and powder room.
- 12 Water resistant board on separate shower stall walls.

Laundry

- 1 Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washer.
- 2 Laundry area with tub and connections for water and drain for washing machine, as per plan.
- 3 Upper level laundry room to have 12" x 12" ceramic tile as per plans.

Painting

- 1 Walls to be painted one colour from Vendors' standard paint colours.
- 2 Stipple ceiling throughout save and except the kitchen and bathrooms which will have smooth ceilings.

Electrical

- 1 200 Amp service labelled with circuit breaker panel to utility authority standards.
- 2 Decora switches and plugs, white.
- 3 Weatherproof GFI exterior electrical outlet located at the front and at the rear.
- 4 One electrical outlet and one ceiling electrical outlet in garage for future garage door opener.
- 5 Light fixtures where applicable, as per plan.
- 6 Switch controlled receptacle in living room.
- 7 Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- 8 Water resistant light fixtures in all shower stalls.
- 9 Electrical outlet(s) for future small appliances beside all vanities, as per plan.
- 10 Electric door chime at front door.
- 11 Smoke Detector(s) installed in all bedrooms and one on every level in main hall as per Ontario Building Code.
- 12 Carbon monoxide detector on all levels where a finished bedroom is located.
- 13 Electrical copper wiring.
- 14 Heavy duty receptacle for stove and dedicated electrical for fridge.
- 15 Electrical outlet(s) at counter level for small appliances.
- 16 Pre-wire for cable T.V. outlet in living room or family room and all bedrooms.
- 17 Pre-wire telephone outlet in kitchen and all bedrooms.
- 18 Rough-in for future central vacuum system.
- 19 Rough-in for future central air conditioning.
- 20 Purchaser to pay as an adjustment on closing a fee in the amount of \$450 (plus HST) for hydro meter installation and connection.

Additional Features

- 1 Duct Cleaning to be completed by Vendor prior to closing (heat runs only).
- 2 Rough-in 3 piece washroom in basement.
- 3 Home Automation Package – (See Schedule Smart).

** NOTE: Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.

All finishes herein are selected by the Vendor from its standard samples. In the event of multiple standard samples for any item herein, The Vendor's determination of same is final.

WARRANTY: All homes covered by TARIION WARRANTY CORPORATION for 7-year major structural and 2-year and one (1) year limited warranties.

SCHEDULE 'GP' STANDARD FEATURES Zadorra Estates Inc. Single Models SUBJECT TO THE PROVISIONS CONTAINED IN SCHEDULE 'X' TO THIS AGREEMENT REGARDING COLOUR SELECTIONS AND CONSTRUCTION SPECIFICATIONS, THE FOLLOWING ARE STANDARD FEATURES FOR THE DWELLING TYPE BEING PURCHASED. May 30, 2023