

Summerside Singles - Phase 14-2

Features List - Heritage Series



The Cedarwood

Warranty

- All Homes are warranted by Tarion with 7 year coverage against major structural defects *

Concrete

- Poured concrete basement walls and floor
- Poured concrete front porch and garage floors (where applicable)
- Poured concrete walk and pre-cast concrete steps to front entrance

Doors and Windows

- All windows are high efficiency Low E, Argon, gas filled maintenance free vinyl
- Sliding, high efficiency Low E Argon glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)

- Pre-finished sectional garage door (where applicable), chosen from Vendor's samples & colours
- Screens on all operating windows and patio doors
- Main level patio doors on terrace and walkout lots will be blocked to limit travel to 4", unless Purchaser exercises deck option

Mechanical

- High Efficiency Forced Air Gas heating furnace with variable speed blower motor and variable capacity operation vented to exterior
- All ducting is located within heated boundary. Main Trunk duct created using 'ductbord®' insulated material
- Heat Recovery Ventilator
- Exhaust fans in kitchen and bathroom(s) vented to exterior, 2 speed ducted hood fan in kitchen (available in white, black or almond)
- Vent to exterior for dryer
- Vent provided for future exhaust fan in rough in basement bathroom

Plumbing

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with a local gas supplier
- Double stainless-steel ledgeback sink in kitchen
- Positemp pressure/temperature control valve in tub/shower units
- Two exterior hose faucets
- Taps for automatic washer
- Single laundry tub
- One-piece acrylic tub/shower unit complete with cap in main bathroom
- Ensuite to include soaker tub and separate shower unit as per plan

- White bathroom fixtures with chrome faucets – Note: Toilet supplied with insulated tank
- Single handle faucets throughout
- Rough-in for future 3 piece bath in basement (waste pipes only as per plan)
- Drain water heat recovery pipe installed in waste water stack in basement

Electrical

- Two exterior waterproof electrical outlets
- Wireless electricity usage and greenhouse gas emissions monitor
- Quality electrical light fixtures, interior and exterior
- Ceiling lights in all bedrooms
- 200 Amp. Electrical service with breaker panel and copper wiring
- Ceiling outlet for garage door opener
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Doorbell
- Heavy duty cable outlet for electric dryer and stove
- Hydro services to be located as per Public Utilities Commission specifications
- Programmable thermostat
- Compact Fluorescent Light bulbs in all compatible fixtures to meet ENERGY STAR® requirements

Rough-Ins

- Rough-in for category 5E telephone line to maximum of 5 locations terminated with jacks (compatible for internet)
- Rough-in for cable television with RG6 coaxial to a maximum of 5 locations terminated with jacks (compatible with internet and digital signals)

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- Rough-in for central vac with drops tied to garage
- Rough-in for dishwasher

Insulation and Drywall

- House fully insulated to meet insulation values established by the Ontario Building Code for Zone #1 (2" X 6" walls above grade - R-25 attics - R-50, cathedral ceilings - R-31)
- Exterior basement wall to have full height R-12 fiberglass blanket insulation with vapour barrier
- Exposed flooring insulated to R-32 with 4.5" of spray foam insulation
- Moisture resistant drywall to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout, except bathrooms, closets and laundry room which are to be flat ceilings
- Garage to be drywalled, paint ready, not insulated
- Moisture barrier installed under the basement slab (R3.2)

Interior Trim / Hardware

- Vanity mirrors in all bath and powder rooms
- All exterior passage doors with deadbolts
- Chrome towel bars and paper holders in bathroom(s)
- All interior and exterior hardware pre-selected by Vendor
- Satin Nickel interior doorknobs
- Oak handrails in main staircase with spindles, where applicable
- Series 800 Colonial doors and trim with 1/2 jamba on all closets

Painting

- All finished walls to be painted (3 pastel colours) and trim (one pastel colour) (1 primer coat, 2 finish coats)
- All kitchen and bathroom ceilings to be painted off-white (1 primer coat, 2 finish coats)

Cabinetry

- Crown molding on upper cabinets of Kitchen Cabinetry
- Kitchen and vanity cabinets and countertops to be selected from samples provided by Vendor
- Drawer over door design on base cabinets in kitchen

Flooring

- 3/4" tongue and groove high performance OSB subfloors nailed and screwed to floor joist
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- 48 oz. broadloom carpet with 7 lb underpad throughout as indicated on plan to be selected from Vendor's samples

Exterior

- Basement exterior wall wrapped with drainage membrane
- 30 year, double layer laminate fiberglass architectural roof shingles
- Maintenance free soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Masonry and exterior finishes as per architectural drawings, chosen from Vendor's samples
- Non-brick portions will be constructed using maintenance-free siding, chosen from Vendor's samples
- Choice of colours subject to Architectural Controls

Landscape / Driveway

- Paved driveway
- Lot graded and fully sodded in front yard and side yards. Sodding of entire rear yard or to tree line, where applicable

Miscellaneous

- 9'0" ceiling on main floor (Evergreen, Fairmeadow and Elmwood have 8' ceilings on main floor) and 8'0" ceiling on upper floor as per plan.
- Premises cleaned at completion
- At the sole discretion of Reid's Heritage Homes a "Builders" name stone may be installed on the home
- All underground utilities are fully paid for by the developer, except if modified by the Purchaser
- Surveyor's Real Property Report is prepared for the Purchaser at closing
- Due to Town or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule A will be included in the construction of the home unless specifically agreed to in writing by the Vendor.
- Due to the strict ENERGY STAR® requirements there may be restrictions on window glass area.
- Purchaser will receive an ENERGY STAR® New Home Owner package with certification after closing.

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and the TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially. Nov. 3, 2009

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