



Schedule “A” - Features and Finishes | 33.5’, and 36’ Detached Home Designs

QUALITY CONSTRUCTION & EXTERIORS

- 1. Architecturally inspired exterior elevations which include genuine clay brick, manufactured stone, horizontal or vertical aluminum siding, decorative frieze board, ornamental trim details and/or other unique architectural applications. As per elevation.
- 2. Genuine Clay Brick, to side and rear elevations. Excluding gables.
- 3. All exterior colour packages are preselected per the community architectural control guidelines.
- 4. Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- 5. Self-sealing 25-year roof shingles (manufacturer’s limited warranty), and Metal standing seamed roofing as per elevation.
- 6. Featuring wood framed wall construction, Engineered floor Joist-system, with tongue and grooved sub-floor sheathing. Floors are glued, sanded, and fastened with screws.
- 7. Poured concrete lower-level walls, with dam-proofing and drainage membrane.
- 8. The home is fully insulated with the use of either fiberglass or mineral wool and Energy Efficient spray foam insulation where required and in accordance with The Ontario Building Code. Spray foam insulation is used to seal all windows and doors to prevent air infiltration.
- 9. Covered front porches, porticos, or architectural entry details with poured concrete porch slab (as per applicable plan and elevation). Aluminum Railings only where required by Building Code.
- 10. All windows are Energy Efficient Low-E Argon, semi maintenance free colour matched vinyl casements. (fixed and operating panes, colours are predetermined). Weather stripping and screens on all operable windows, including lower level.
- 11. White vinyl thermal pane sliders in lower level (as per plan).
- 12. **Contemporary style metal insulated front doors with glass door lights** (as per elevation), with front door grip set and security dead bolt.
- 13. **Grand Exterior sliding patio door to rear yard** (as per plan).
- 14. All exterior doors and windows are fully caulked for Energy Efficiency conservation and draft prevention.
- 15. Garage access door to home interior as per applicable plan and installed only if grade permits.
- 16. Where required, foyer or mud room floors may be sunken to accommodate lot grading conditions.
- 17. Quality paneled garage door(s) with decorative garage door light(s), (as per applicable elevation).
- 18. **Garage door opener, with WiFi connectivity.**
- 19. Garage walls and ceilings of habitable areas are drywalled and taped (concrete and block areas excluded, drywall not sanded or painted).
- 20. Decorative address stone or plaque. (as per applicable elevation).
- 21. Two exterior water taps, one at garage and one at rear. Two exterior waterproof electrical outlets, one at front porch and one at rear.
- 22. Fully graded and sodded lot (narrow side yards may be finished with granular stone).
- 23. Patterned precast concrete slabs to exterior door landings complete with precast step(s) (as per applicable elevation and required by grading).
- 24. A two staged Asphalt Paved Driveway (Basecoat and Topcoat). Purchaser shall pay for the Topcoat as an adjustment on Closing.
- 25. Where rear deck conditions are required at rear patio door due to grading the purchaser will receive a pressure treated wood deck with stairs to grade included in the applicable premium.
- 26. Where look-out basement conditions are required due to grading the purchaser will receive a pressure treated wood deck from the main level rear patio door with stairs to grade, and vinyl casement windows in the rear lower level included in the applicable premium. (Window sizes are determined by Cachet Homes.)
- 27. Where walk-out basement conditions are required due to grading the purchaser will receive a pressure treated wood balcony from main level patio door, a vinyl sliding patio door from the lower level, vinyl casement windows in the rear lower level, an additional exterior light and electrical outlet, additional brick, framing, and insulation included in the applicable premium. (Window sizes are determined by Cachet Homes.)

INTERIOR FINISHES

- 28. **9-foot-high ceilings on main level** and 8-foot-high ceilings on upper level, except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings. As per plan.
- 29. **Raised coffered/tray ceilings in Principal Bedrooms as per plan.**
- 30. **Contemporary style molded interior passage doors** complete with Brushed Nickel Lever type hardware and +/- 2 ¾” casings and +/- 4” baseboard in all finished areas.
- 31. Principal ensuite, powder room and bathroom doors include privacy locks.
- 32. All interior walls are painted in a choice of 1 colour throughout from builder’s standard colour selections. All paints used are Low VOC latex paint. All interior doors and trim to be painted white with white semi-gloss latex paint.
- 33. **Smooth ceilings throughout main level**, all bathrooms, and Laundry Room. Spray stippled ceiling with 4” smooth border in all other rooms and areas.
- 34. **Elegant Stained Oak Staircase, solid oak tread with oak veneer risers and stringers from main to upper level.** Lower level to receive paint grade staircase and handrail.
- 35. **Stained Oak handrail complete with 3 ½” square newel post and 1 ½” oak spindle to main staircase and finished areas as per plan.**
- 36. Imported ceramic floor tiles (12”x12” or 13”x13”) in foyer, main hall, powder room, kitchen, breakfast room, all bathrooms, finished laundry room areas and mud rooms (as per applicable plan).
- 37. **Pre-finished 3 ¼” engineered wood flooring in selected colours on main level** excluding tiled areas and upper-level hallway.
- 38. 40oz. broadloom or Berber carpet with cushion under-pad to upper-level bedrooms and closet areas. Purchasers’ choice of 1 colour throughout (as per applicable plan).
- 39. Wire closet shelving installed in all closets.

KITCHEN FEATURES & FINISHES

- 40. A Selection of quality cabinetry, in a variety of door styles and finishes.
- 41. **Extended Height upper kitchen cabinets** (100cm).
- 42. **Convenient Bank of Drawers with metal drawer slides.**
- 43. Gourmet Extended Breakfast counter (as per plan).
- 44. **A Choice of 2cm Granite or Quartz countertop** from vendors standard samples.
- 45. **Dual -speed exterior vented 6” stainless steel hood fan over stove.**
- 46. **Double stainless-steel Undermount sink with single lever Pull Out Spray Faucet.**
- 47. Under-counter space for dishwasher complete with rough-in for electrical and plumbing. Final connections by purchaser.
- 48. Servery with base and upper cabinets and/or pantry (as per applicable plan).

BATHROOM FINISHES

- 49. Bathroom vanities in a selection of door styles and finishes with Laminate countertops.
- 50. Choice of 12”x12” or 13”x13” imported ceramic floor tile and choice of 8”x 10” imported ceramic wall tiles in shower and tub enclosures. Principal Ensuite with separate tub to have matching 12”x 12” or 13”x13” floor tile on tub skirt, deck and one row in height surrounding tub (as per applicable plan).
- 51. **Principal Ensuite stand up shower features a chrome trim glass shower enclosure with door, shower pot light and marble threshold.** Ceramic tile on walls and ceiling with semi-white 2” x 2” mosaic type ceramic shower floor.
- 52. White ceramic accessories including towel bar, toilet tissue roll and shower soap dish in all bathrooms.
- 53. White Energy Efficient water saving toilets in all bathrooms.
- 54. Pressure balanced shower faucets.
- 55. Elegant white pedestal sink in powder room, as per applicable plan.
- 56. Vanity mirrors with strip light fixtures in all bathrooms.
- 57. Energy Efficient Exhaust fans in all bathrooms.
- 58. Single lever faucets to all bathroom basins and pedestal sink.
- 59. Shut off valve to all faucets.
- 60. Acrylic bathtubs in bathrooms (as per applicable plan).





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CACHET HOME COMFORT PROGRAM

- 61. Smart thermostat that you can program to adapt to the changing temperatures.
- 62. Video doorbell that allows you to see visitors from your smart phone app.
- 63. Smart garage door opener so deliveries can be placed inside through a touch of your smart phone app.

LAUNDRY ROOM FINISHES

- 64. White laundry base cabinet for laundry tubs in finished laundry areas with single acrylic laundry basin, complete with faucet as per applicable plans. Laundry tubs in lower-level areas are free standing without base cabinetry, as per plan.
- 65. Hot and cold laundry connections and drain rough-in for washer.
- 66. Separate electrical outlets for washer and dryer.
- 67. Dryer vent rough-in to exterior.

MECHANICAL, ELECTRICAL AND NATURAL GAS COMPONENTS

- 68. Energy Efficient Forced air natural gas heating with high efficiency furnace and electronic ignition.
- 69. Heat Recovery Ventilator (HRV), basic install.
- 70. Energy saving Programable Thermostat centrally located on main level.
- 71. Ducting sized for future air conditioning.
- 72. Drum style humidifier to assist with balancing humidity levels.
- 73. High efficiency gas operated power vented hot water heater. Rental unit. (Purchaser to sign rental agreement prior to possession).
- 74. 100-amp electrical service breaker panel with copper wiring throughout in accordance with ESA and OBC requirement.
- 75. Standard light fixtures provided throughout (except living and dining room).
- 76. Switch controlled receptacle in living room and capped outlet in dining room ceiling (as per applicable plan).
- 77. Automated smoke and carbon monoxide detectors (as per Ontario Building Code).
- 78. Video Doorbell, with WiFi connectivity at front door.
- 79. Electrical ceiling outlet for future garage door opener and light in garage.
- 80. White Decora light switches and electrical outlets throughout.
- 81. Electrical receptacle with integrated USB port in kitchen.
- 82. 220-volt outlet for stove.
- 83. Electrical counter outlets for small appliances at counter level.
- 84. Ground fault interceptor protection in all bathrooms and powder room.
- 85. Rough-in central vacuum.
- 86. Pre-wiring rough-in for television cable (3 RG6), telephone (2), data (2 cat 5e).
- 87. Polyethylene (PEX) water supplies and ABS drains.
- 88. Drain water heat recovery system.

GENERAL FEATURES AND WARRANTIES

- 89. Cachet Homes has been building homes of the highest quality for over 40 years and offers a complete customer service program.
- 90. The Tarion Warranty Program offers:
 - i. Seven (7) Year protection on structural defects. *
 - ii. Two (2) Year protection on mechanicals and materials including electrical, - plumbing, heating and distribution systems, all exterior cladding, windows, and doors. *
 - iii. One (1) Year protection on workmanship and material defects. *As stated by the Tarion Warranty’s Corporation Performance Guidelines.
- 91. Cachet Homes shall provide all warranties offered by its reputable component suppliers for roofing, hardware, electrical, plumbing, heating, cooling, and mechanical systems, including other key elements, as applicable.
- 92. The Purchaser acknowledges that any features, materials, or decorations contained in Cachet’s sales office, marketing materials, artist renderings or model homes may include features, decorations, fixtures and chattels that are not intended to be included in the dwelling and such features, decorations, fixtures and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
- 93. The Purchaser acknowledges that wood grain, stone, porcelain, or marble finishes and other natural materials to be installed within the Dwelling may vary from Cachet’s samples selected in texture, finish appearance and consistency due to the natural composition of these products and therefore agrees to accept all inherent cosmetic variations of such natural products. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will re-select such substitute material from Cachet’s standard samples.
- 94. The Purchaser acknowledges that the specifications and finishes in home(s) located at Cachet’s other projects may differ from the specifications in model homes and new homes being purchased at the project that is the subject of this Agreement. Cachet reserves the right to substitute materials with that of equal or better quality.
- 95. All interior selections will be made at Cachet’s Décor Studio during business hours from Monday – Friday by private appointment. Cachet is pleased to provide a comprehensive décor service program to assist Purchasers in the selection of interior finishes. All interior selections will be made during a private appointment with a Cachet Décor Consultant where standard finishes can be selected, or optional upgrades are available for purchase during the private appointment.
- 96. All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan, model type or elevation, and each item may not be applicable to every home. Locations of features and finishes are as per plan or at Cachet’s sole discretion.
- 97. Ceiling height may not be as outlined in the features and finishes list in some areas due to mechanical, electrical, plumbing, or structural requirements. As a result, some ceiling areas on each level may be lowered to accommodate those requirements. Some areas may be subjected to the use of bulkheads, boxes, archways or beams and Purchaser agrees to unconditionally accept any and all of the required bulkheads, boxes, archways or beams wheresoever situated.
- 98. Selection of all features and finishes where the purchaser is given the option to select the style and/or colour, shall be made from Cachet’s predetermined standard selections

*As stated by the Tarion Warranty’s Construction Performance Guidelines
¹ Purchaser shall pay for the Topcoat as an adjustment on Closing.

