

Standard Features

All elevations subject to the provisions contained in schedule 'A' to this agreement regarding colour selections and construction specifications, the following are standard features for the dwelling type being purchased.

EXTERIOR

1. Architecturally Controlled – all exterior colours, Elevations, Materials are architecturally controlled and coordinated.
2. Architecturally designed elevations with clay brick, distinctive stone and other accent materials as per model type (actual detailing may vary from Artist's concept and subject to grade conditions).
3. Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
4. Metal railing as per model type and if grading permits.
5. Vinyl casement and fixed windows throughout. All windows to be double glazed, argon filled insulated with Low-E coated glass, installed with vapor barrier. Casement windows are screened. All windows and exterior door frames as per Vendor's specifications spray foam insulated and caulked.
6. Fiberglass insulated oversized front entry door and frosted glass sidelight(s), as per elevation, comes with three-point lock hardware.
7. Insulated door from house to garage, if grade permits, with safety door closer, as per model type.
8. Exterior vinyl sliding patio door with screen at the rear as per model type.
9. Vinyl frame and sectional steel insulated roll-up garage door(s) as per model type.
10. Two (2) exterior hose bibs (one in garage and one at rear).
11. Black exterior coach lamp(s) in front elevation, including light at rear door(s), as per model type.
12. Concrete precast slab walkways at front, where applicable.
13. Paved driveway. Vendor will provide base coat, as well as second coat on driveway apron, the cost is included in the Purchase price. The Purchaser shall pay \$2,500.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt for a double car garage. The Vendor will not be responsible for repairing 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-six (36) months after Closing Date.
14. Fully sodded lot, except paved areas (common side yard 6' or less may be finished with granular material).
15. Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.
16. Municipal address precast concrete plaque provided.

INTERIOR

1. Ceiling Height to single homes
Approx. 8' 10" on the basement level (excluding all low-headroom areas due to mechanical systems and/or dropped area)
9' on the Ground level
9' on the Second level
8' on the optional Loft level
2. Garage Walls to be drywalled, taped and primed.
3. 2" x 6" wood exterior walls.
4. 3pc bathroom rough-in included in the unfinished basement area (exact location to be at builder's discretion).
5. Cold cellar in the basement is available as an optional upgrade as per model type

INTERIOR TRIM

1. Main entry/front door height is 8' or as per elevations.
2. Interior door heights to be 6'8".

3. Transitional 3" Backband casing to all swing doors and windows with 5¼" baseboards throughout finished areas, painted white.
4. Exterior Black Grip set with three-point lock on main entry door. Smartlock on the garage to house entry door (if grade permits).
5. All interior doors in finished areas have Satin Nickel finish levers, as per model type.
6. 6'-8" Masonite "Lincoln Park" one panel interior doors throughout finished areas excluding sliding closet doors, painted in white.
7. White shelving and rod installed in all closets.

STAIRS AND RAILING

1. Stained oak stair treads with white painted stringers and risers to all finished areas as per model type. Unfinished spruce staircase to the unfinished basement.
2. 3" stained oak Interior handrail on the finished stairs, as per model type.
3. Black Metal pickets on the finished stairs, as per model type.

FLOORING

1. Engineered wood floor joists with ¾" subfloor sheathing glued and screwed
2. 5" wide Oak sculpted collection, stained engineered hardwood flooring on the ground floor, second floor hallway and finished stair landings excluding tiled areas (from builder's standard selections).
3. 12" x 24" porcelain floor tile in all tiled areas as per plan (from builder's standard selections).
4. 40 oz broadloom in bedrooms and optional loft (from builder's standard selections).

KITCHEN

1. Purchaser's choice of cabinets from builder's standard selections.
2. Designer Kitchen Cabinets including stacked uppers and crown molding to ceiling/bulkhead complemented by a spacious Breakfast bar and Island, as per model type.
3. Dishwasher space provided with rough-in wiring and drain, as per plan (no cabinet supplied).
4. Purchaser's choice of Quartz countertops from builder's selections.
5. Undermount double bowl stainless steel sink with single lever, integrated pull-out spray faucet.
6. Stainless steel kitchen exhaust fan with six (6) inch duct vented to exterior.
7. Shut-off valves to kitchen sink and waterline for fridge.

BATH

1. Purchaser's choice of Cabinets and Quartz Countertops with 4" backsplash and undermount sinks, excluding powder room, from builder's standard selections.
2. Premium white pedestal sink and upgraded toilet in the powder room, as per model type.
3. Single lever chrome faucets with pop-up drains in all bathroom and powder room sinks.
4. Freestanding tub with deck mount faucet in Primary Ensuite as per model type.
5. Pressure balance valve to all shower stalls and tub/showers as per model type.
6. Shut-off valves for all bathroom and powder room sinks.

7. 12" x 24" wall tile on the tub/shower enclosure(s)/ separate shower stall walls, including the ceiling from builder's standard selections.

8. 2" x 2" mosaic tile on the shower stall floor from builder's standard selections.

9. 10 mm tempered Frameless Glass Panel wall(s) and Glass Door with chrome "D" handle and hinges in Primary Ensuites shower Stall as per model type.

10. Chrome towel bar and toilet paper holder bathroom accessories in all bathrooms, ensuite and powder room as per model type.

11. Mirrors in all bathrooms, ensuite and powder room.

12. Privacy locks on all bathrooms and powder room doors.

13. Exhaust fans vented to the exterior in all bathrooms/ ensuites, Primary Ensuite water closet enclosure and powder room as per model type.

6. One outlet in the garage (one per parking space)

7. One outlet in the garage ceiling (one per garage door for future garage door opener).

8. Electric Vehicle Charging conduit to the Garage

9. Ceiling light fixtures in all rooms except bathrooms. All bathrooms/ensuites and powder room includes wall mounted light fixtures. LED Pot lights in walk-in and laundry closets as per model type.

10. Water resistant LED Pot light in Primary Ensuite shower stalls, water closet enclosures and above the freestanding tub as per model type.

11. 10 interior LED Pot lights included (Purchaser to choose location at Colour Selections Appointment)

12. 4 Exterior LED Pot lights included, (exact location determined by Builder)

13. Exterior Holiday Plug in Soffit, switched at front door

14. Electrical outlet(s) in bathroom(s) and powder room include ground fault interrupter.

15. Electrical outlet(s) for future small appliances beside vanities and pedestal sink include ground interrupter, as per plan.

16. Electric door chime at front door.

17. Smoke Detector(s) installed as per Ontario Building Code.

18. Carbon Monoxide Detector on all levels where a finished bedroom is located.

19. Electrical copper wiring.

20. Heavy duty receptacle for future stove and dedicated electrical for future fridge.

21. Split receptacle(s) at counter level for future small appliances.

22. USB outlet in kitchen and all bedrooms as per model type.

23. Pre-wire for Cat 6 outlet in kitchen, family room and master bedroom.

24. Pre-wire for front door smart camera, soffit camera in front of house

25. Purchaser to pay as an adjustment on closing a fee in the amount of \$1,500 (plus HST) for hydro installation and connection.

LAUNDRY

1. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

2. Water and drain connections for future washer, as per model type.

3. Purchaser's choice of base cabinet and Quartz countertop with 4" backsplash from builder's standard selections as per model type.

4. Undermount laundry sink with chrome pull-out faucet or freestanding white plastic sink with pull-out chrome faucet as per model type.

PAINTING

1. Premium quality low VOC latex paint on Interior walls, in finished areas.

2. Interior trims and doors to be painted white.

3. Smooth ceiling throughout Ground floor.

4. Smooth ceiling in bathroom(s), ensuite(s), powder and laundry.

5. Stipple ceiling with 4" border in all Second and optional Loft floor ceilings except bathrooms and laundry room.

MECHANICAL AND INSULATION

1. Forced air High-Efficiency gas heating and ventilation system vented to the exterior. Includes Humidifier.

2. Gas hot water tank is a rental unit, direct vented or power vented to the exterior.

3. Thermostat is centrally located.

4. Duct work sized for future air conditioning.

5. Heat Recovery Ventilator (partially ducted system).

6. Drain water heat recovery pipe(s) as per Ontario Building Code.

7. Radon gas rough-in as per Ontario Building Code (exact location to be at builder's discretion).

8. Included gas BBQ rough-in line. Located at the rear of the home.

9. Insulation to exterior wall R22, attic space R60 and R20 exterior concrete basement walls.

10. R 31 Spray foam insulation to garage ceiling below livable areas.

ELECTRICAL

1. All wiring in accordance with Ontario Building Code and Ontario Hydro standards.

2. 200 Amp service with circuit breaker panel to utility authority standard

3. Decora switches and plugs in white colour, LED bulbs throughout.

4. One electrical outlet under electrical panel if located in unfinished area.

5. Weatherproof GFI exterior electrical outlet located at the front porch and at the rear.

ADDITIONAL FEATURES

1. Duct cleaning before closing.

2. Canada post mandatory postal address fee – Purchaser pays \$200 as an adjustment to closing.

****NOTE:** In an effort to continuously improve its product, the Builder 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 appropriate and may vary due to continuous improvements by the Builder.

The Purchaser acknowledges that the water heating system (which may be a tank or tank less system), Heating Furnace, Optional Air Conditioner, will be installed on a lease or lease to own basis by the 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.

WARRANTY: All homes are covered by TARION WARRANTY CORPORATION for 7-year major structural and 2-year limited warranties and one (1) year Builder's comprehensive warranty.

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 & tolerances. Measurements may be converted from imperial to metric or visa versa & actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's standard selections. Any brand name features and/or finishes may be substituted by other brand name features and finishes provided they are of equal or better quality. E. & O. E. September 2026 – Copyright 2026 – Digreen Homes

