



Innovation in Design™

SCHEDULE A List of Standard Features



Appealing Exterior Features & Structural Components

1. 3/4" tongue and groove sub-floor with sanded joints fastened with screws & glue for additional stability.
2. Advanced floor joist technology utilizing "Upgraded Engineered Floor Joist System".
3. Rigid 2"X 6" exterior framed walls.
4. Poured concrete basement floors and foundation walls with damp proofing and drainage membrane to walls.
5. For economical heating, the home will be insulated in accordance with the current Ontario Building Code specifications including expanding foam insulation to all garage ceilings with adjoining finished areas, and R40 blown attic installation.
6. Convenient cold cellars, as per plan.
7. Covered porches, porticos, & 2nd floor balconies with complementing decorative columns enhancing selective elevations.
8. All homes feature 9'0" ceilings on the first floor (laundry and powder rooms may be 8' ceilings). Many designs have double height features, vaulted and cathedral ceilings as per plan.
9. Architecturally selected and colour coordinated brick, with brick detailing. Stonework and/or vinyl as per applicable elevation. Colour, style, materials and elevations are pre-selected and Architecturally Controlled, to achieve a variety within the streetscape.
10. Durable, maintenance free, pre-finished aluminum or vinyl soffits, fascia, eave-strough, downpipes and siding – all colour coordinated.
11. Colour coordinated self sealing 20 year asphalt shingles
12. Steel clad insulated entry door with grip set and deadbolt, featuring 3/4 panel glass inserts to single door entries.
13. Distinguished sectional raised panel (wood composite) roll-up garage door with complementing glass panels.
14. Quality white vinyl thermopane casement windows throughout boasting 2 storey window features, and expansive kitchen windows as per plan.
15. Quality thermopane vinyl (with Low 'E') casement horizontal basement windows 30" x 16".
16. Extra wide 6'0" white vinyl thermopane sliding patio door with complementing transom above for additional natural light as per plan.
17. Maintenance free white exterior aluminum railings, where required by building code.
18. The finishing touches of a fully sodded lot and paved driveway. The basecoat paving is included in the purchase price and the topcoat is at a cost to the Purchaser(s) of 500.00 for a single driveway to be paid on closing.

Kitchen & Baths

1. Quality designed wood cabinetry with Arborite or Formica counter tops in bathrooms and kitchens (dishwasher space provided).
2. Extended kitchen upper cabinets throughout all designs with complementing pantries, breakfast bar & sereries, as per plan.
3. Fully enclosed glass shower stalls as per plan.
4. Ceramic wall tiles installed in combination tub and shower enclosures up to but not including ceiling. Where tub and shower stalls are separate, tub areas are tiled to approximately 2 tiles high above tub deck. Glass shower stalls to receive tiled walls only, excluding ceramic ceiling. Enclosed shower stalls are completely tiled including ceiling. (ceramic bath accessories are not included).
5. Mirrors over vanities in all bathrooms. All bathrooms vanities to have top drawers or single bank of drawers on double sink vanities where sizing permits.

Design Conscious Interior Features

1. Sunken foyers as per plan, (where permitted by grade).
2. Decorative columns and complementing low wall detail, as per plan.
3. All interior trim and doors are painted classic white.
4. Upgraded Colonial trim with 4 1/4" baseboard, 2 3/4" casing and Contemporary "Claremont" series interior doors with lever type brass hardware. Mirrored sliders to front entry closets (as per plan). All arches and low walls are trimmed.
5. Oak handrails and 'custom' 1 5/16" pickets in natural finish, to finished areas, as per plan, carpet grade staircase. All upper hallways to receive oak nosings complete with oak stringers.
6. Spray textured stippled ceilings with 4" smooth border throughout. Kitchen, dinette and all bathrooms are to have a smooth painted finish.
7. The interior walls are fully decorated from your choice of 2 premium upgraded paint colours, 1 coat primer, 1coat paint.
8. Direct-Vent gas or electric fireplace with pre-finished white lacquer cabinet as per plan.
9. Professional home cleaning prior to occupancy, including windows and ducts.
10. Thoughtful storage considerations with well appointed Linen, Master bedroom and Mud room closets, as per plan. All closets featuring custom coated wire shelving.

Mechanical & Plumbing Systems

1. Flexible pipe solution using PEX (polyethylene), to reduce noise and eliminates solder contaminants.
2. Forced air Hi-Efficiency gas furnace with vented size hot water tank (rental unit).
3. Ductwork is sized to allow for future central air conditioning.
4. Exhaust fans installed in all finished bathrooms.
5. Air cleaning hood fan (white only) over stove vented to the exterior.
6. Durable stainless steel double ledgeback kitchen sink with single lever faucet and a provisional rough-in for future dishwasher.
7. Two exterior hose faucets are provided one at the rear and one in garage. Garage unit to feature Moen hot/cold combination system.
8. Laundry tub with hot/cold water connections provided for laundry fixtures, complete with base cabinet for main floor applications.

9. Classic white plumbing fixtures for all bathrooms.
10. Stylish porcelain sink and acrylic tubs throughout.
11. All shower areas to receive the security of pressure balance control valves.
12. 3 piece rough-in bath facilities in basement.
13. All sink basins and plumbing fixtures to include the convenience of separate shut off valves.

Convenient Electrical Appointments

1. Black cast aluminum exterior coach lights on front and rear elevations.
2. 100 amp electrical service with breaker panel and copper wiring throughout.
3. Weatherproof exterior electrical outlets, one at rear, one in garage and one to the front porch.
4. Conveniently located holiday receptacle to front porch soffits (activated from front hall).
5. Heavy-duty receptacle for stove and dryer.
6. Ground fault indicator receptacle, as per building code.
7. The security of smoke detectors on all floors, including lower level, and one carbon monoxide detector.
8. White coloured decora switches and receptacles throughout.
9. Quality ceiling fixtures in all bedrooms, hallways, side halls, kitchen, dinette and family room. Living Room is to receive a switched receptacle, dining rooms to receive a chandelier, bathrooms to receive a contemporary fixture over the vanity.
10. Master Bedroom and Family Room are pre-wired for cable TV, and the home is pre-wired for telephone including all Bedrooms, Family room and Kitchen.
11. Rough-in for future central vacuum system terminating in the garage.
12. Door chime installed complete.
13. Convenient garage door opener receptacle.
14. Convenience of single switch operating all basement lighting.
15. Ceiling mounted light in enclosed ensuite shower stall.

Floor Coverings

1. A wide assortment of contemporary ceramic tile flooring in foyer, kitchen, dinette, all bathrooms, and main floor laundry rooms (as per plans), from Builder's standard samples.
2. Luxurious 40 oz. Broadloom with 1/2" chipfoam under pad to the main floor and bedroom level, as per plan. (Carpet selections are subject to colour restrictions).

Added Features

1. Complementing municipal address plaque.
2. DURADECK protective covering applied to all porch over hangings to prevent water penetration.
3. Insulated garage to house access door installed with dead bolt and safety closer, if grading permits.

Home Automation

1. State of the art integrated smart home structured wiring terminating in the "Family Room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more. Including 1 CAT 5, 1 CAT 3 & 2 RG6 lines.
2. Arista Homes shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional requirements you may desire.
3. Master bedroom, Family room are pre-wired for cable TV, and the home is pre-wired for telephone including all Bedrooms, Family room, Kitchen, (excludes specially positioned recepticals and phone jacks).

Warranty

ARISTA HOMES warranty is backed by the TARION Corporation (former Ontario New Home Warranty Program). Proudly, ARISTA HOMES has been nominated as a finalist for Builder of the Year-Large Volume Builder Category for the Past three years. This is an outstanding achievement and speaks to the commitment to client satisfaction. The ARISTA HOMES Building Program starts with innovative designs, quality construction, complimented by our friendly and reliable Home Care Team.

Two Year Warranty Protection

The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration. Defects in workmanship and materials within the distribution of electrical, plumbing and heating systems. Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding. Violations of the Ontario Building Code's Health and Safety provisions. Warranties are limited to the requirements established by the TARION Corporation Plan Act.

Seven Year Protection (Major Structural)

A major structural defect is defined in the TARION Corporation Plan Act as: A defect in workmanship and materials that result in the failure of a load-bearing part of the home's structure, or may defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications, Terms & Conditions are subject to change without notice. E.& O.E.

ARISTA HOMES (CHURCHILL MEADOWS) INC.

May 3, 2008