

SCHEDULE X

Daniels FirstHome Markham Condominiums – Definition of a Standard Unit

FEATURES

1. Plumbing drainage stacks in finished areas wrapped with insulation to reduce noise.
2. All 6" x 8" ceramic wall tile in tub and shower enclosures installed on waterproof tile backer board.
3. Pressure balance valve in all tubs and shower enclosures including toe tester.
4. Heavy-duty 2"x 6" exterior wall construction with R20 batt insulation in exterior walls.
5. All plugs and switches to be white.
6. All O.S.B. wood sub-floors screwed down and joints sanded.
7. Comprehensive air-seal foam insulation package to all windows and exterior doors and recessed entry ceilings (when under habitable rooms).

EXTERIOR FINISHES

8. Clay brick exteriors with fiber cement siding (as per model and elevation).
9. One exterior outlet to lower patio or one to upper balcony, (as per model).
10. Asphalt roof shingles with a 35 -year manufacturer's warranty.
11. Low-maintenance pre-finished aluminum fascia, eavestroughs, downspouts, and soffits.
12. Exterior insulated steel front entry door with deadbolt and tarnish resistant hardware.
13. Low maintenance vinyl casement windows throughout. All operable windows have white screens and hardware.
14. Exterior entry package including electrical fixture, mailbox and address number.
15. Exterior water service tap – one to lower patio for ground floor units, as applicable.
16. Balconies on upper floor units with aluminum railings complete with tinted tempered glass inserts (as per model selected).

INTERIOR FINISHES

Kitchens

17. Double compartment stainless steel spillway sink with single lever faucet.
18. Two speed exhaust fan over stove, 6" exhaust ducted to exterior.
19. Dishwasher space provided under kitchen countertop with electrical receptacle and drains.
20. Kitchen cabinetry, flat melamine door with veneer or solid wood frame with veneer inserts, or PVC white.
21. Laminated countertops.
22. Clear mirror backsplash to "A" model type only.

Bathrooms

27. Vanities, flat melamine door with veneer or solid wood frame with veneer inserts, or PVC white.
28. Powder rooms with vanity with single lever faucets, where applicable.
29. White bathroom fixtures throughout with single lever faucets.
30. Mirror over vanity in bathrooms and powder rooms, width of cabinet.

31. Water-saving toilets and showerheads throughout.
32. Lockable drawer or box in ensuite bathroom or main bathroom only.
33. Laminated countertops.
34. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish.
35. Shower door with clear glass included where shower is separate from tub.

Electrical/Plumbing

36. 100 amp electrical service with circuit breaker panel, including 220V receptacle for stove and dryer.
37. Interconnected smoke detectors, one per floor, and one carbon monoxide detector hardwired and installed on bedroom floor level.
38. Interior light fixtures provided for kitchen/breakfast area, hallways, bathrooms, and bedrooms. Light fixture in great room or a capped ceiling outlet in dining room with a switched outlet in the living room, as applicable.
39. Pre-wiring and finished jacks for telephone, cable and CAT 5 computer wiring outlets:
 - 1 Bedroom plan includes 2 telephone outlets, 2 cable outlets and 2 CAT 5 computer wiring outlets.
 - 2 Bedroom plan includes 3 telephone outlets, 3 cable outlets and 3 CAT 5 computer wiring outlets.
 - 3 Bedroom plan includes 4 telephone outlets, 4 cable outlets and 4 CAT 5 computer wiring outlets.
40. Plumbing for water lines and drain for hooking up washer in laundry area. Dryer venting including ductwork, outside venting sleeve, booster fan and lint trap for dryer.
41. All bathrooms vented to outside with mechanical fan.
42. Front door chime.

ENERGY STAR

All units constructed on this project will meet ENERGY STAR technical specifications as issued by Natural Resources Canada. The units will also achieve an Energuide for New Houses (EGNH) rating of 78 which is also a prerequisite of ENERGY STAR.

45. R40 insulation to attic.
46. Slab on Grade Insulation to be R10 rigid insulation extending 2' vertically and 2' horizontally at exterior edges of the slab.
47. R31 foam insulation will be installed to underside of floors when exposed to the exterior and are under habitable rooms.
48. Windows and Patio swing or sliding doors – windows and patio doors will have a low E coating and Argon gas.
49. High velocity air handler with a high efficiency motor (ECM) and a 13 SEER air conditioner.
50. All ductwork to be sealed against air leakage.
51. Enhanced ventilation and air distribution controls.
52. ENERGY STAR approved power-vented gas fired hot water tank on a lease basis.
53. Third party verification of all ENERGY STAR requirements to be completed by a certified ENERGY STAR inspection company.
54. Draft resistant electrical boxes on exterior walls, and ceilings, and common party wall(s) and ceilings.

General

55. Sliding glass patio door with screen to balconies (where applicable) or garden doors or single doors with sidelights to lower terraces (where applicable).
56. Fully broadloomed stairs in finished areas, with wall mounted handrail and/or oak railing and pickets (where applicable).

57. All closet sliders are white pre-finished hardboard with white metal frames except for "A" Model types which will receive clear mirrored closet sliders. All closets to receive pre-finished white shelving.
58. Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout; kitchen, bathrooms and laundry in white semi-gloss.
59. Smooth paint finish to ceilings in kitchen/breakfast, laundry and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border. Smooth ceilings in great room on Model A only.
60. Newport interior doors with Colonial baseboard and casings. All interior wood trim and doors to be white semi-gloss.
61. a) 12" x 12" Ceramic tile flooring in kitchen and entry/foyer, (excluding A models)
b) Laminate flooring on main floor great room and kitchen of A models.
c) 36 oz. polyester broadloom with 12mm high density chip foam underpad in all living areas where hard surface materials are not indicated on floorplans.
d) 12" x 12" Ceramic tile flooring in bathrooms.