

[KensingtonDistrict.com](http://KensingtonDistrict.com)



KENSINGTON  
DISTRICT

**Features &  
Finishes**

## Exterior

1. Modern designs featuring brick, stone and siding combinations, as per plan
2. Exterior colour packages are pre-selected by the Vendor and cannot be altered.
3. Prefinished, low maintenance\* aluminum soffits, fascia, downspouts and eavestroughs.
4. Poured concrete basement walls with damp proofing, drainage membrane and weeping tiles (where required).
5. Manufacturers 25 year limited warranty self sealing asphalt roof shingles.
6. Modern railings with glass panels, as per plan.
7. Four (4) panel sliding door (2 panel operating) on main floor and sliding glass patio door on the ground floor, including bug screens, as per plan.
8. Exterior French door(s), not including bug screens, as per plan.
9. Insulated metal clad 8 feet high (approx.) front entry French door with sidelights, including a grip set and deadbolt in a black finish, as per plan.
10. Energy Star™ qualified low maintenance\* double glazed vinyl frame windows with low emissive coating, argon filled gas and insulated spacers bars for greater energy cost savings on all elevations, as per plan. All operating windows to have bug screens. Some decorative windows have fixed glass panes and/or black glass, as per plan. Window frame colours are pre-selected by the Vendor. White vinyl sliding windows in the basement.
11. Insulated metal clad entry access door from the garage to the house, subject to house design, grading and zoning bylaw restrictions. All secondary entrances to have a dead bolt with knob.
12. Optional cold storage room under the front porch with insulated metal door and weather stripping, as per plan.
13. Professionally graded lot and fully sodded in all areas except for hard surface areas, as per municipal requirements.
14. Precast concrete slab walkway from the driveway to the front entry porch. Front and rear door(s) to receive precast concrete patio step(s) where site grading requires.
15. Driveway consists of a two stage asphalt driveway, base coat and top coat.
16. Foam air sealing around all windows and doors and fully caulked, as per plan.
17. Modern sectional roll-up garage doors with decorative inserts, as per plan.
18. Subfloors to consist of engineered floor joist system with tongue and groove floor sheathing nailed, glued and screwed (where applicable).
19. Spray foam insulation in garage ceiling and exterior overhangs where there are livable areas above.
20. Garage interior to be finished with drywall, taped and primed.
21. Two (2) exterior hose bibs with inside shut-off valves. One (1) in the garage and one (1) at the back of the home, located at the Vendor's discretion.
22. Black coach lamp at the front door and at the sectional roll up garage door.

## Interior

23. Ten (10) foot high ceilings with 8 foot high interior doors on the main floor. Nine (9) foot high ceilings on the ground and upper floor with 6'8" high interior doors. All dimensions are approximate.
24. Interior doors to be 2 panel square top, smooth finish with satin nickel finish interior levers and hinges.
25. Privacy lock on all bathrooms and primary bedroom entry door.
26. Natural finish oak stairs consisting of treads, stringers and risers in all finished areas, as per plan. Basement stairs to be paint grade stairs, as per plan.
27. Square natural finish oak pickets, handrails and nosing.
28. Trim to consist of flat modern 4" baseboard and 2 3/4" casing (dimensions are approximate).
29. All closets, including linen, to have white melamine shelving.
30. Smooth ceilings throughout the main floor. Sprayed textured ceilings with 4" smooth border in finished rooms on the ground and upper floors, except in bathroom and laundry areas where they will receive a smooth finish. All closets to have sprayed textured ceilings without smooth borders.
31. Optional electrical fireplace in the great room, as per plan.
32. All interior walls to be painted with two (2) coats of off white latex paint, one (1) coat primer and one (1) coat finish.
33. All doors and trim to be painted with two (2) coats of white latex paint, one (1) coat primer and one (1) coat finish.

## Floor Finishes

34. Choice of 13"x13" (approx.) ceramic tile flooring in foyer, mud room, all bathrooms and laundry closet, as per plan. Selections from Vendor's standard samples.
35. 3 1/4" (approx.) prefinished engineered stained oak strip flooring throughout the main floor, not including tiled areas, as per plan. Selections from Vendor's standard samples.
36. Laminate floor on the ground floor, not including tiled areas, as per plan. Selections from Vendor's standard samples.
37. Choice of 40oz broadloom or berber broadloom on the upper floor, not including tiled areas, as per plan. Quality foam underpad for all broadloom areas. Selections from Vendor's standard samples. (choice of one colour throughout).

## Kitchen

38. Custom designed kitchen cabinets. Selections from Vendor's standard samples.
39. Choice of quartz composite countertop in the kitchen with standard edge profile and 4" backsplash, from Vendor's standard samples.
40. Double bowl stainless steel finish undermount sink with single lever faucet and pull out spray.

## Bathroom

41. Extended uppers, deep fridge cabinet with gable(s), crown mouldings at the top of the kitchen uppers and valance moulding under the kitchen uppers (not including electrical), as per plan.
42. Pantry, island, desk and extended breakfast countertop, as per plan.
43. Stainless steel finish stove exhaust hood fan with 6" (approx.) duct vented to the exterior, as per plan.
44. Dishwasher space provided with rough-in (includes electrical and plumbing only), as per plan.
45. Dropped ceiling boxes over the kitchen uppers as required, at the Vendor's discretion.

## Laundry

60. Laundry closets, as per plan.
61. "Oatey" box (or equivalent) recessed in the wall of the finished laundry closet in the vicinity of the washer to facilitate ease of connection of the washing machine hot and cold water lines as well as the drain.
62. Exhaust fan vented to the exterior.
63. Laundry curbs, as per plan, in a location as determined by the Vendor.

## Electrical, Insulation & Mechanical

64. Ten (10) interior pot lights on the ground and/or main floor ceiling, not including additional switches. All pot lights are energy efficient with LED bulbs. Locations selected by Purchaser(s) and approved by the Vendor.
65. 100 amp electrical service with circuit breaker panel and copper wiring.
66. Two (2) exterior waterproof electrical outlet receptacles, one (1) at the front porch and one (1) at the rear door (location at Vendor's discretion).
67. Electrical wall outlet in garage and one electrical outlet in the garage ceiling for future garage door opener (opener not included).
68. Heavy duty cable and outlet for stove and dryer.
69. Quality Vendor supplied ceiling light fixtures in the foyer, kitchen, dining, great room, all bedrooms, hallways, laundry closet, walk-in closets, media room, mud room and den, as per plan.
70. GFI protected electrical outlet near the vanity in all bathrooms and powder rooms.
71. Door chime for the front entry door.
72. White Decora style plugs and switches in all finished areas.
73. Electronic smoke detectors on all levels of the home and in all bedrooms.
74. Carbon monoxide detector on all levels of the home.
75. Split electrical outlets at counter level in the kitchen and dedicated outlet for the refrigerator.
76. Gas fired HVAC system with ductwork sized to accommodate future air conditioning. HRV or ERV (Vendor's choice) paired with the HVAC system.
77. Electronic programmable thermostat(s) located at the Vendor's discretion, as per plan.
78. The location and orientation of all HVAC equipment in the basement may vary at the Vendor's discretion, as per plan.
79. Hot water heater/tank on rental basis.
80. All exposed mainline metal ductwork joints in basement are sealed.
81. PEX (cross linked polyethylene) water lines throughout.
82. Water shut off valves for all sinks and toilets.
83. Wall, ceiling, basement and attic insulation to meet or exceed the Ontario Building Code (OBC), where required.

## Rough-In

84. Rough-in phone and cabling wiring to the primary bedroom and great room, as per plan. Network rough-in wiring in the great room, den and media room, as per plan. All rough-in outlets as noted to be left as non-terminated wiring.
85. Rough-in security wiring to the ground floor windows and doors only.
86. Rough-in central vacuum piping dropped to the unfinished basement.
87. Three (3) piece rough-in (drainpipes only) for future basement bathroom, as per plan.

## Purchaser's Acknowledgement

With respect to the standard features and finishes for the dwelling type being purchased, the Purchaser further acknowledges, agrees, and consents, as applicable, to the following:

1. All selections, including upgrades, are to be made from Vendor's samples.
2. A customer service program is available for a period of one year after closing. The following three inspection forms are to be submitted to the Vendor's Head Office: A pre-delivery inspection form to be completed with the Vendor prior to closing. A second inspection form submitted a maximum of 30 days following the closing date. A final year end inspection form submitted anytime between a maximum of 30 days prior to and up to the one-year anniversary of the closing date.
3. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee on closing date.
4. Vendor inspection, evaluation and qualifications conducted by 3rd party Evaluator.
5. That variations in shade and/or colour differences occurring in the manufacturing of items including, but not limited to, finishing materials or products such as, without limitation, different dye lots, including with respect to tile or carpets, bath tubs, sinks finishing materials, hardwood flooring, wood stairs, broadloom, roof shingles, kitchen and vanity cabinets, bricks or trim and doors, floor and wall finishes, etc., due to normal production process, may be subject to pattern shade and colour variations, texture, appearance, granite and grans, veining, shade uniformity, natural colour variations in appearance, etc. of features and finishes installed in the home and/or unit and/or suite may vary from Vendor's samples as a result of normal manufacturing and installation processes as well as of any such finishes being of natural products and the Purchaser agrees that to accept same "as is" and that the Vendor is not responsible in any way, shape or form for rectifying same. Note: Purchaser acknowledges being advised that hardwood flooring, if applicable, may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency; and
6. If applicable, that the Purchaser shall have the right to select from the Vendor's standard samples of floor coverings, tiles, cabinets and countertops, and purchase upgrades from the Vendor's samples, subject to their timely availability from the Vendor's designated supplier(s) and provided that the same have not already been ordered for this Dwelling. Variations may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production/manufacturing process. The Purchaser acknowledges that all renderings, materials, brochures, elevations, maps, floor plans, size and sales displays are strictly artist concepts and are not to scale as dimensions are approximated. In addition, the Purchaser acknowledges that such artist concepts may include some optional extras, fixture designs, stone and various styles that vary materially from the Vendor/builder's standard samples; and
7. Hardwood floors: Purchaser(s) are advised that the normal installation practice, as recommended by the hardwood manufacturer, is to install the hardwood perpendicular to the floor joists. Since not all floor joists run in the same direction throughout the home, the Purchaser(s) acknowledge and accept that the hardwood will not all run in one direction but will be installed as per the hardwood manufacturer's recommendation. The Purchaser accepts this method of installation.
8. Lighting: Purchaser(s) acknowledge and accept that due to construction and installation of framing members (lumber), plumbing pipes, HVAC systems, the location of ceiling electrical rough-ins and/or light fixtures and/or smoke and CO detectors may not be "centered" within the ceiling space of any particular rooms).
9. Eco-laminate flooring may react to normal fluctuations of humidity levels by producing gapping or cupping, both of which shall be considered acceptable. The Purchaser(s) acknowledge that failure to maintain a standard humidity level in the home may result in excessive gapping or cupping, for which the Vendor shall not be responsible.
10. Smooth Ceilings: Purchasers are advised that due to the factory finish of gypsum drywall panels and the conventional methods of concealing joints and fasteners, certain conditions may detract from the quality of the "smooth" finish to the ceilings. Conditions involving a combination of lighting (both natural and electrical) and gloss-enamel or high-gloss paint may reveal shadows which will accentuate the slightest surface variation across the face of the panel. These surface variations in colour and sheen may affect the quality of the finished product and will likely be most visible where there are treated joints, fastener heads or corner beads. The Vendor and its contractors and subcontractors are hereby released from and shall not be responsible for making any associated repairs to the ceilings once they have been painted. Nail pops will be evident in the drywall surface as the home and framing members in the roof trusses dry out. These nail pops will only be repaired in accordance with Tarion guidelines.
11. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
12. If the home is at a stage of construction which will enable the Vendor to permit the Purchaser(s) to make colour and material choices from the Vendor's standard samples, then the Purchaser(s) shall have until the date designated by the Vendor to properly complete the Vendor's colour and material selection form.
13. The Purchaser(s) acknowledge that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
14. Wall locations are approximate and walls or portions of walls may be furred out, or have a vertical box installed or altered to accommodate structural and/or mechanical requirements.
15. All specifications, products and materials shall be from Vendor's standard samples and are subject to change without notice.
16. Pursuant to this Agreement or this Schedule, or pursuant to a supplementary agreement or purchase order the Purchaser(s) may have requested the Vendor to construct an additional feature within the home which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the home or development, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser(s), terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser(s) the monies, if any, paid by the Purchaser(s) to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser(s), whatsoever, in respect thereof.
17. All natural stone samples shown at the Décor centre/sales office may vary from the product received from the manufacturer for installation. The Purchaser(s) acknowledge and accept that the manufacturing process can result in differences in finish, colour, texture, veining and after decorative attributes of the natural stone product. The Vendor does not warrant the consistency of these attributes and reserves the sole and absolute discretion to install the natural stone product.
18. All plans, elevations, and specification are subject to modification from time to time by the Vendor according to the Ontario Building Code; and
19. The exterior colour package of the Dwelling is subject to architectural controls and cannot be modified by the Purchaser; and
20. Siting and/or suite requirements may require the Vendor, in its sole, absolute and unfettered discretion, to site the Dwelling and/or suite as a mirror image/reverser model than that which is shown on display materials and/or renderings and brochure and that same shall be accepted "as built"; and
21. That the specifications, landscaping, finishes and furnishing, etc. contained in the model homes or sales offices display have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic dwelling unit and/or model type purchased herein. Furthermore, models located at any of the Vendor's other projects may differ from the specifications in the model homes and new homes being purchased at the project that is the subject of this Purchase Agreement. All the above specifications are from Vendor's standard samples and as per plan; and
22. All items shown is as per applicable model. The materials and other selections for which the Purchaser is entitled to select to be chosen from Vendor's samples and are as per Vendor's specifications. However, in circumstances where the Vendor's standard includes only one item, such as, various light fixtures and door chimes, same shall be accepted by the Purchaser "as is"; and
23. That the construction of the Dwelling shall be inspected at specified stages by applicable governmental officials having jurisdiction; and
24. Vendor will not allow the Purchaser to do work and/or supply any material to finish the Dwelling before the Closing Date; and
25. When the Purchaser is buying a house and/or unit already under construction, the Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and the Purchaser agrees to accept such changes as constructed or necessary "as built"; and
26. All references to size, measurements, materials, construction styles, trade/brand name 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; and
27. Purchaser acknowledges that Ontario New Home Warranty Program enrollment fee is based on the Purchase Price contained in this Agreement. The enrollment fee is to be paid by the Purchaser on closing as further set out in Section 4 of Schedule "D" attached to this Agreement; and
28. Purchaser acknowledges that broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgraded kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the Dwelling Unit purchased herein; and
29. Purchaser is notified that side door and garage door to Dwelling or exterior (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or Municipal requirements; and
30. House type and streetscape subject to final approval of the Municipality or Developer's architect; and
31. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demand for, upon or by reason of damage, or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the Real Property or any part of the subdivision of which the Real Property forms a part, whether with or without the authorization, express or implied, of the Vendor; and
32. Steps, where applicable, may vary at any exterior or interior entrance way due to grading variance; and
33. That the information relating to features and finishes provided on this Schedule is strictly marketing material and does not constitute any form of representation or warranty by the Vendor. The features and finishes are from specified builder plans and may vary according to individual layouts. The Vendor/Builder/architect shall have the right to make commercially reasonable changes in plans and specifications, if necessary, and may be required to substitute other material(s) for those specified herein, with material(s) of equal or better quality than provided for, as determined by the Vendor or its architect. The Purchaser acknowledges that appearance, colour, texture, veining or natural variations, etc. of features and finishes may vary from Vendor/Builder's samples as a result of normal manufacturing and installation.
34. In an effort to continuously improve its product, the Vendor 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, for display purposes only, and do not represent standard features and finishes. Also, any such renderings, floor plans, maps in brochures and sales displays are also not necessarily to scale and the dimensions are approximate only and may vary due to continuous improvements by the Vendor. Plans, materials, prices and specifications are subject to change without notice.
35. The Purchaser acknowledges that the water heating system (which may be a tank or tankless) system will be installed on a lease or lease to own basis by a 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 as further set out in Paragraph 4, Schedule "D".

E. & O.E. with respect to the entire contents of this Schedule.