

A photograph of a kitchen scene. In the background, a person is washing a red tomato under a running faucet in a white sink. In the foreground, another person's hands are shown cutting a tomato on a wooden cutting board. Several other tomatoes are on the board. The scene is brightly lit, suggesting a sunny day.

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VILLAGE

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QUALITY CONSTRUCTION AND EXTERIORS

- Architecturally inspired exterior elevations which may include genuine clay brick, precast sills, horizontal or vertical vinyl siding, vinyl shaker style siding and accents, decorative painted panels and trim as per elevations. Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
- Exterior colour packages are preselected and architecturally controlled.
- Self-sealing 25-year roof shingles (manufacturer's limited warranty), and Metal standing seamed roofing as per elevation.
- Structural Wood Framed wall construction.
- Engineered Wood floor joist with Tongue and grooved sub-floor sheathing, nailed, glued, sanded, and fastened with screws.
- Poured concrete foundation walls, with dam-proofing drainage membrane.
- Fiberglass or Mineral wool insulation to exterior walls and exterior ceiling. Spray foam insulation where required, in accordance with The Ontario Building Code. Acoustical Batt Insulation to Double Stud Suite Separation Wall (Party-wall).
- Spray foam insulation is used to seal all windows and doors to prevent air infiltration.
- Covered front porches with poured concrete porch slab. Steps to grade complete with aluminum railing if required as per building code.
- Colour matching, Energy Efficient Windows with Low e/argon, are semi maintenance free vinyl casements. Weather stripping and screens on all operable windows. All doors and windows are fully caulked. (Window and Door colours are predetermined.)
- Contemporary style metal insulated front doors (as per applicable elevation), with front door grip set and security dead bolt.
- Live Work entry door to be commercial grade aluminum entry system complete with accessible operator and hardware.
- Exterior sliding patio door to balcony, or rear yard (as per applicable plan).
- All exterior doors and windows are fully caulked for energy conservation and draft prevention.
- Garage access door to interior as per applicable plan and installed only if grade permits.
- Engineered wood panel garage door(s) with decorative garage door light(s), (as per applicable elevation).
- Garage walls and ceilings of habitable areas are drywalled and taped (concrete and block areas excluded, drywall not sanded or painted).
- Decorative unit address plaque.
- All model types receive a water hose bib at the garage. Rear lane units to receive an additional hose bib at the front entry porch and Traditional townhomes to receive additional at rear.
- Exterior waterproof electrical outlets on covered porches, terraces, and balconies, as per applicable plan.
- Fully graded and sodded lot in accordance to the requirements set out by the municipality approved lot grading plan.
- Patterned precast concrete slabs to exterior door landings complete with precast step(s) (as per applicable elevation and required by grading).
- A two staged Asphalt Paved Driveway (Basecoat and Topcoat)¹.
- 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.
- 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.)
- 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

- 9-foot-high ceilings on main level and 8-foot-high ceilings on lower and upper level. Except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings. As per applicable model or suite.
- 10-foot-high ceilings to lower level of Live Work units
- Contemporary flat-stock 2 -1/2" casings and 4" baseboards.
- Lever type Brushed Nickel interior door hardware, with Privacy locks to ensuite and bathroom doors.
- Interior walls are painted in a choice of 1 colour throughout from builder's standard colour selections. All paints used are latex finish. All interior doors and trim are painted with white semi-gloss paint.
- Smooth ceilings in kitchen, powder room, laundry room and all bathrooms. Sprayed stipple ceiling with +/- 4" smooth border in all other rooms and areas.



All specifications, dimensions and materials are subject to change without notice, as set out by the Taron Warranty Corporation regulations and the Purchase and Sale Agreement. E. & O.E. October 2020.



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- Staircases complete with Natural Varnish finished Oak stringers with Carpeted treads and risers from Lower level to Main level and Main Level to Upper Level, colour to match upper level selection.
- Oak handrail in natural varnished finish complete 3- ½" square newel post and 1-5/16" oak spindle in natural varnished finish.
- Imported ceramic Floor Tiles in 12" x 12" or 13" x 13" installed to foyers, laundry room, mechanical room, powder room, main bathrooms and Ensuite bathroom. Selection from Vendors standard samples. As per applicable model.
- Natural Finished 4" x 8mm Laminate flooring on lower level and main level excluding tiled areas.
- 40oz. broadloom with cushion under-pad on Lower level, Upper Level hallways, closets, and bedroom areas. Purchasers choice of 1 colour throughout. As per applicable model.

KITCHEN FEATURES & FINISHES

- Quality Kitchen cabinetry featuring Extended Height upper cabinets from a selection of door styles and finishes.
- Kitchen base cabinets include with one bank of (3) drawers, open under-counter space for dishwasher complete with rough-in electrical and plumbing. Matching end gables and Island back panel, as per applicable model.
- Flush extended breakfast bar, as per applicable plan.
- Choice of 2cm Granite or Quartz Countertop to Kitchen counter area from vendors standard samples.
- Two-speed exterior vented white hood fan over stove.
- Double stainless-steel undermount sink in kitchen with single lever pull out spray faucet.
- USB integrated electrical outlet (1) at kitchen counter area.
- Servery with base and upper cabinets and/or pantry (as per applicable plan).

BATHROOMS FINISHES

- Bathroom Vanities Cabinets in a selection of door styles and finishes complete with Laminate countertops.
- Imported Ceramic Wall tile in 8" x 10", installed to walls of bathtub areas and Ensuite Standup shower enclosure areas of applicable models.
- Ceramic mosaic type semi-white floor tile to floor of Ensuite Standup shower enclosure area of applicable models.
- Master Ensuite stand up shower features a glass shower enclosure with door and chrome trim frame, complete with a water-resistant pot light.
- Acrylic bathtubs in bathrooms (as per applicable plan).
- White ceramic accessories including towel bar, toilet tissue roll and shower soap dish in all bathrooms.

- Chrome finished Posi-temp pressure balanced bathtub and shower faucets
- White water saving toilets in all bathrooms.
- White drop-in vanity sinks to all bathroom counters, with chrome pop-up drain plug.
- Chrome finished Single lever faucets to all bathroom sinks and pedestals
- Shut off valve to all faucets.
- White wall mounted pedestal sink in powder room, as per applicable plan.
- Over vanity mirrors with strip light fixtures in all bathrooms.
- Exhaust fans in all bathrooms.
- Live Work, Office / Commercial space to be fully drywalled complete with paint. Electrical and lighting as per code. Laminate flooring and a completed "Accessible" bathroom as per code.

LAUNDRY ROOM

- Hot and cold laundry connections and drain rough-in for washer in laundry area.
- Separate electrical outlets for washer and dryer.
- Dryer vent rough-in to exterior.

MECHANICAL, ELECTRICAL AND NATURAL GAS COMPONENTS

- Forced Air Heating System.
- Heat Recovery Ventilator (HRV), basic install.
- Energy saving Programable Thermostat.
- Flow through style humidifier to assist with balancing humidity levels.
- High efficiency gas operated power vented Tankless hot water heater. Rental unit. (Purchaser to sign rental agreement prior to possession).
- 100-amp electrical service breaker panel with copper wiring throughout in accordance with ESA and OBC requirement.
- Standard ceiling light fixtures provided throughout, one fixture per room area.
- Automated smoke and carbon monoxide detectors (as per Ontario Building Code).
- Electric door chimes at lower level entry doors.
- White Decora light switches and electrical outlets throughout.
- Electrical counter outlets for small appliances at counter level
- Ground fault interceptor protection in all bathrooms and powder room.
- Polyethylene (PEX) water supplies and ABS drains.
- Pre-wiring rough-in for television cable (4 RG6), telephone (2), data (2 cat 5e).



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GENERAL FEATURES AND WARRANTIES

- Cachet Homes has been building homes of the highest quality for 40 years and offers a complete customer service program.
- The Taron 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*
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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 Taron Warranty's Construction Performance Guidelines

¹Purchaser shall pay for the Topcoat as an adjustment on Closing.



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