



QUALITY APPOINTMENTS

70’ & 80’ DESIGNS

SCHEDULE ‘A’

ELEGANT EXTERIORS

1. The Gates of Nobleton features French Chateau and Tudor architecture. All elevations, exterior colours and materials are architecturally controlled.
2. Elevation A (Tudor architectural style) features all masonry, clay brick, face stone and renaissance stone with hardie board accents as per design.
3. Elevation B (French Chateau architectural style) features all masonry, clay brick, face stone and renaissance stone with hardie board accents as per design.
4. Wood-grain textured insulated front entry doors. Glass insert and transoms included as per plan.
5. Verandas are a gracious feature on many of Tribute's homes. Where provided, verandas and porches are poured concrete.
6. Select 70’ designs and all 80’ product feature a rear yard Loggia, an authentic Mediterranean inspired covered veranda retreat.
7. Door from house to garage as per plan and where permitted by zoning, code and to a maximum of 3 risers (2 steps)*
8. Self-sealing high-grade laminate shingles, with limited lifetime manufacturer’s warranty. Prefinished metal roof accents, as per applicable plan.
9. Basement windows to be vinyl sliders.
10. Maintenance free exterior columns, railing and pickets, as per applicable plan.
11. Steep roof pitches enhance all elevations.
12. Premium quality garage doors(s) with glass inserts, as per applicable plan.
13. Interior garage walls to be drywalled.
14. Fully paved driveways with base coat and top coat of asphalt. Installation/completion of driveway based on season timelines and may not be installed at the time of closing.
15. Two (2) exterior hose bibs, one in garage and one at rear of house.
16. Custom designed and architecturally controlled front yard landscaping with ground cover, shrubs, trees and sod in front and rear yard, as per plan.
17. Black house numbers with nickel address plaque and nickel plated deadbolt, gripset entry on front door.

SPECTACULAR INTERIOR FINISHES

1. 10’ ceiling height with 8’ interior doors on main floor, 9’ on second floor (except at coffered, sloped or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems ceilings).
2. Taller basements, where grade permits.
3. Ground floor windows are generally 4 ft. - 5 ft. high and second floor windows are generally 4 ft. high as per plans.
4. Oak finish staircase with oak treads, oak veneer stringers & risers from main to second floor, and from main to basement on bungalow plans.
5. Oak finish pickets, railing and stringers on stairwells in finished areas, nosing where required, as per applicable plan for 70’ product.
6. Black metal pickets single collar/plain with 3” oak handrail, railing and stringers on stairwells in finished areas, nosing where required, as per applicable plan for 80’ product.
7. Choice of stain, from Tribute’s standard selections for hardwood and oak stairs, railings and pickets from main to second floor. Upgraded ±5¼” baseboard with ±3” door and window casing.
8. Gas fireplace featuring colonial painted wood surround with wooden mantel or cabinet style unit, complete with glass panel, gas log, and wall switch as per applicable plan for 70’ product.
9. Gas fireplace with stone mantle, complete with glass panel, gas log and wall switch as per applicable plan for 80’ product.
10. Transitional raised panel interior doors, including closets, as per applicable plan.
11. Nickel finish interior door levers and hinges.
12. Purchaser's choice of colour of quality paint and primer on all interior walls, all interior doors and trim, from Tribute’s standard selections.
13. Smooth finish ceilings throughout main and second floor (where applicable).
14. Trimmed archways throughout, where applicable, as per plan.
15. Coffered ceilings in living room, dining room, primary bedroom, primary retreat and primary bedroom entry as per plan.
16. Cold cellar, as per plan.
17. Waffled ceiling in great room, as per plan.

DESIGNER KITCHENS

1. Purchaser’s choice of quality cabinetry in traditional, contemporary or transitional profiles – MDF, melamine, maple or oak. Includes crown moulding and light valance. Quartz countertop from Tribute’s standard selections.
2. Soft closing drawers and cabinet doors.
3. Flush breakfast bar in kitchen, as per applicable plan.
4. Double bowl stainless undermount sink with single lever faucet.
5. Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher.

LUXURIOUS BATHROOMS

1. Purchaser’s choice of cabinetry with quartz countertop and undermount sink, from Tribute’s standard selections in all bathrooms.
2. Primary ensuite to have white acrylic bath tub as per plan. Separate shower stall walls finished in tile, as per applicable plan. Recessed ceiling light in all stand up showeres for 80’ product only. Tile selected from Tribute’s standard selections where applicable.
3. Main bathroom to have tub/shower enclosure with tile to ceiling height, not including ceiling. Tile selected from Tribute’s standard selections.
4. Mirror in all bathrooms.
5. Single lever faucets and pop-up drains.
6. Privacy locks on all bathroom doors.
7. Main bathroom or primary ensuite to have drawer with lock as per plan, location to be determined by Tribute.
8. Elongated toilets throughout.
9. Positemp pressure /temperature balance valves for all showers.
10. Wall Sconce style lighting in all bathrooms and powder room.
11. Chrome bathroom accessories including towel bar and tissue dispenser in all bathrooms.
12. Three piece bathroom rough-in in basement, as per plan.
13. Shut off valve under each sink.

LAUNDRY AREAS

1. Laundry room located in basement, main floor or second floor, as per plan.
2. Base cabinet with quartz countertop, stainless steel undermount sink and upper cabinets.
3. Exterior dryer exhaust vent.
4. Hot and cold laundry taps for washer and heavy duty wiring for dryer.

FLOORS AND FLOOR COVERINGS

1. Tile flooring in entry, kitchen, breakfast room, powder room, ensuite, bathrooms, lower foyer and laundry room in finished areas, where applicable. Tile selected from Tribute’s standard selections.
2. Engineered oak flooring in living, dining, great room, library, upper hal, and bedrooms as per plan; Purchaser choice from Tribute’s standard samples.

LIGHTING AND ELECTRICAL FEATURES

1. 200 amp electrical service with circuit breakers.
2. Ceiling outlets with builder supplied quality light fixtures for entry, hallways, main floor rooms, kitchen, breakfast and all bedrooms, as per applicable plan. Capped outlet in dining room ceiling, as per plan.
3. Two weather proof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage, and one electrical outlet in ceiling of garage, per garage door, for future door opener.
4. Rough-in for Electric Vehicle Charging System in garage, includes conduit and box, fire sealed. Location determined by Builder.
5. Electrical interconnected smoke detectors, on each floor, including basement and in all bedrooms.
6. Carbon monoxide detectors with electrical connection in hallway of floor(s) with bedrooms.
7. White Decora style switches and receptacles throughout.
8. Rough-in for central vacuum system provided, at least one outlet per floor. All pipes drop to garage, as per plan.
9. Pot or Coach Lights, as per plan.

TECHNOLOGY AND MEDIA

1. Wide Band Width Video Cable and High Speed Data Cabling.
2. Pre-determined locations for Ethernet connections.

ENERGY CONSERVATION FEATURES

1. Forced air, high efficiency gas furnace with ducting sized for future air conditioning. All heating and air conditioning ducts are cleaned prior to closing. Gas fired water heater on a rental basis.
2. Water softener.
3. Exterior walls are insulated to R22, basement walls with R20 continuous insulation, and attics to R60.
4. Spray foam insulation in garage ceiling below any habitable space above.
5. Foundation wrapped with a superior drainage membrane to protect from water penetration.
6. Energy efficient water saver shower and toilet tanks.

TARION WARRANTY CORPORATION COVERAGE

All colour and finishing selections are to be made at Tribute Decor Studio and from Tribute’s standard samples. Tribute provides the services of a professional Design Consultant to assist purchasers in the completion of their interior colour selections and the selection of upgrades. The purchaser acknowledges that the Vendor’s model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser’s request. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Homes and Décor Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor’s samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary. All levies, hydro, water & gas meter hookup costs included.

*Provided that such installation does not require any fundamental change to the size and configuration of the dwelling and the size and configuration of the parking garage area, then where permitted by zoning by-law and where grading permits to a maximum of three (3) risers (2 steps), the purchaser will be provided at the Vendor's sole discretion: (1) a standard type door from the garage to the house interior will be installed in the garage area; or (2) a standard type door from the garage to the house exterior (being either an entrance on the exterior facing side of the garage or the exterior facing rear of the garage, as applicable) will be installed in the garage area.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E & O. E. August 26, 2026.