

MOUNT
HOPE
BY CACHET

FEATURES AND FINISHES

QUALITY CONSTRUCTION AND EXTERIORS

1. Architecturally inspired exterior elevations which may include genuine clay brick, brick detailing, precast sills as well as horizontal or vertical siding, shaker style siding and accents, aluminum horizontal siding, decorative painted panels, and trim as per elevations
2. Ground level side and rear walls are brick cladding with upper-level horizontal cladding, as per elevation.
3. Prefinished siding, soffits, fascia, eavestroughs, and downspouts, as per elevation.
4. All exterior colour packages are preselected and architecturally controlled.
5. Self-sealing limited lifetime roof shingles (manufacturer's limited warranty), and Metal standing seamed roofing as per elevation.
6. Featuring wood framed wall construction, with tongue and grooved sub-floor sheathing. Floors are glued, sanded, and fastened with screws.
7. Poured concrete lower-level walls, with dam-proofing drainage membrane.
8. The home is fully insulated with the use of either fiberglass or mineral wool and energy efficient spray foam insulation where required and in accordance with The Ontario Building Code Specifications. Spray foam insulation is used to seal all windows and doors to prevent air infiltration.
9. Covered front porches or porticos or architectural entry details with poured concrete porch slab (as per applicable plan and elevation). Aluminum Railings only where required by grade.
10. All windows are energy efficient Low e/argon, semi maintenance free colour matched vinyl casements. (Fixed and operating panes, colours are predetermined). Weather stripping and screens on all operable windows.
11. White vinyl thermal pane in lower level, complete with screens. (as per applicable plan).
12. Contemporary style metal insulated front doors with glass door lights (as per applicable elevation), with front door grip set and security dead bolt.
13. Exterior sliding patio door to rear yard or balcony (as per applicable plan).
14. All exterior doors and windows are fully caulked for energy conservation and draft prevention.
15. Garage access door to interior as per applicable plan and installed only if grade permits.
16. Where required, foyer or mud room floors may be sunken to accommodate lot grading conditions.
17. Engineered wood panel garage door(s) with decorative garage door light(s), (as per applicable elevation).
18. Garage walls and ceilings of habitable areas are drywalled and taped (concrete and block areas excluded, drywall not sanded or painted).
19. Decorative addresses. Plaque or Stone.
20. Two exterior water taps, one at garage and one at rear yard (front entry porch for rear lane towns)
21. Exterior waterproof electrical outlets on covered porches, rear yard, or main floor balcony, as per applicable plan.
22. Fully graded and sodded lot in accordance to the requirements set out by the municipalities. approved lot grading plan.
23. Patterned precast concrete slabs to exterior door landings complete with precast step(s) (as per applicable elevation and required by grading).
24. A two staged Asphalt Paved Driveway (Basecoat and Topcoat approximately 1 year after Basecoat). Purchaser shall pay for the Topcoat as an adjustment on Closing.
25. 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.
26. 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).

INTERIOR FINISHES

27. 9-foot-high ceilings on ground floor and main level and 8-foot-high ceilings on upper level, except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings, as per plan
28. Contemporary +/- 2 3/4" casings and +/- 4" baseboards
29. Interior door hardware lever type in Brushed Nickel.
30. Primary ensuite, powder room and bathroom doors include privacy locks.
31. All 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 to be painted with white semi-gloss paint.

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32. Smooth ceilings in kitchen, powder room, laundry room and all bathrooms. Sprayed stipple ceiling with +/- 4" smooth border in all other rooms and areas.
33. Townhomes to receive staircases with oak stringers in a natural varnished finish and carpeted treads and risers from ground to main level and main to upper level, as per plan.
34. Rear lane towns to receive staircases with oak stringers in a natural varnished finish and carpeted treads and risers from ground to main level (as per applicable plan).
35. Oak handrail in natural varnished finish complete 3- 1/2" square newel post and 1-5/16" oak spindle in natural varnished finish.
36. Imported ceramic tiles (13"x13") in foyer, main hall, powder room, kitchen, breakfast room, all bathrooms, finished laundry room areas and mud rooms (as per applicable plan).
37. Designer selected quality laminate flooring, on main level excluding tiled areas, as per applicable plan.
38. 40oz. broadloom with cushion under-pad to on upper-level hallway, staircases, landings, bedrooms, closes and ground level (excluding tiled and unfinished areas). Purchasers' choice of 1 colour throughout from Vendors standard samples (as per applicable plan).
39. Closet shelving installed in all closets.

KITCHEN FEATURES & FINISHES

40. Extended height upper Kitchen cabinets in a selection of door styles and finishes and one (1) bank of drawers.
41. Choice of 2cm Quartz countertop from vendors standard samples.
42. Two-speed exterior 6" vented stainless steel hood fan over stove.
43. Double stainless-steel undermount sink with single lever pull out spray faucet.
44. Open under-counter space for dishwasher complete with, rough-in for electrical and plumbing.
45. Convenient flush extended breakfast bar (as per applicable plan).
46. Servery with base and upper cabinets and/or pantry (as per applicable plan).

BATHROOMS FINISHES

47. Bathroom vanities in a selection of door styles and finishes with Laminate countertops.
48. Choice of 13"x13" imported ceramic tile flooring and choice of 8"x 10" imported ceramic wall tiles in shower and tub enclosures. Ensuites with separate tub to have matching 13"x13" floor tile on tub skirt, deck and one row in height surrounding tub (as per applicable plan).
49. White bathroom fixtures in all bathrooms.
50. Primary Ensuite stand up shower features a chrome trim separate glass shower enclosure with door, waterproof pot light and marble threshold. Ceramic tile on walls and ceiling with semi-white mosaic type ceramic flooring.
51. Chrome accessories including towel bar, toilet tissue roll and shower soap dish in all bathrooms.
52. White water saving toilets in all bathrooms
53. Posi-temp pressure balanced tub and shower faucets.
54. Elegant white pedestal sink in powder room, as per applicable plan.
55. Over vanity mirrors with strip light fixtures in all bathrooms.
56. Exhaust fans in all bathrooms.
57. Single lever faucets to all bathroom basins and pedestal sink.
58. Shut off valve to all faucets.
59. Acrylic bathtubs in bathrooms (as per applicable plan).

LAUNDRY ROOM FINISHES

60. White laundry base cabinet for laundry tubs in finished laundry areas with single basin acrylic laundry tub, complete with faucet as per applicable plans. Laundry tubs in lower or ground level unfinished areas are free standing without base cabinetry, as per plan.
61. Recessed hot and cold laundry connections with in-wall drain for future washer.
62. Separate electrical outlets for future washer and dryer.
63. Dryer vent rough-in to exterior.

M O U N T
HOPE
B Y C A C H E T

MECHANICAL, ELECTRICAL AND NATURAL GAS COMPONENTS

64. Forced Air Heating System.
65. Heat Recovery Ventilator (HRV), basic install.
66. Energy saving Programable Thermostat.
67. Flow through style humidifier to assist with balancing humidity levels.
68. High efficiency gas operated power vented hot water heater. Rental unit. (Purchaser to sign rental agreement prior to possession.
69. 100-amp electrical service breaker panel in Townhomes with copper wiring throughout in accordance with ESA and OBC requirement.
70. Standard light fixtures provided throughout (except living and dining room).
71. Switch controlled receptacle in living room and capped outlet in dining room ceiling (as per applicable plan).
72. Automated smoke and carbon monoxide detectors (as per Ontario Building Code).
73. Electric door chimes at front door.
74. Electrical ceiling outlet for future garage door opener and light in garage.
75. White Decora light switches and electrical outlets throughout.
76. Electrical receptacle with integrated USB port in kitchen.
77. 220-volt outlet for stove.
78. Electrical counter outlets for small appliances at counter level
79. Ground fault interceptor protection in all bathrooms and powder room.
80. Polyethylene (PEX) water supplies and ABS drains.
81. Pre-wiring for Data (4) CAT 5e and (2) telephone cables.

GENERAL FEATURES AND WARRANTIES

82. Cachet Homes has been building homes of the highest quality for over 40 years and offers a complete customer service program.
83. 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*
84. 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.
85. 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.
86. 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.
87. 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.
88. 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.
89. 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.

M O U N T
HOPE
B Y C A C H E T

90. 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 where so ever 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 Tarion Warranty's Construction Performance Guidelines



All specifications, dimensions and materials are subject to change without notice, as set out by the Tarion Warranty Corporation regulations and the Purchase and Sale Agreement. E. & O.E. September 2023