

Condominium Plan Number 9810287

Condominium Name Chaparral Pointe Adult Village

Does the Condo Corp have Builder Specifications? YES NO

CEILING

- Textured (popcorn, snowtex, regular stipple) finish over drywall
- Sloped ceiling in living room and dining area of units
- Sloped ceiling extending to upper level; plan dependent

WALLS / PARTITIONS

One coat of primer and two coats of low lustre eggshell latex paint over drywall throughout

FLOORING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Carpet and underlay in living room, dining area, den (plan dependent), hallway, stairs (plan dependent), loft (plan dependent), bedroom(s) and adjacent closets in aforementioned rooms/areas
- Vinyl sheet roll in front/garage entry, kitchen including toe kicks, 2-piece washroom including toe kick (plan dependent), laundry closet (plan dependent), bathroom(s) including toe kick and adjacent closets in aforementioned rooms/areas

INTERIOR DOORS & WINDOWS

- 3 hinged hollow core moulded hardboard 6 panel passage and walk-in closet doors with textured skin semi-gloss latex paint finish and polished brass knob handles with privacy locks for master bedroom, 2-piece washroom (plan dependent) and bathroom(s)
- Bifold hollow core moulded hardboard 6 panel closet doors with textured skin paint finish and polished brass knob handle

OR

- 3 hinged hollow core prefinishd oak veneer slab style passage and walk-in closet doors with polished brass knob handle featuring privacy locks for master bedroom, 2-piece washroom (plan dependent) and bathroom(s)
- Bifold hollow core prefinishd oak veneer slab style closet doors with polished brass knob handles

IF APPLICABLE

- 3 hinged wood 15 panel clear glass with glass/metal coming French door(s) den entry with paint finish wood or stain & sealed oak slide & rails with polished brass knob; plan dependent
- Sliding (Bypass) light weight metal closet doors with prefinished oak or white panels with integrated antique brass handle or white trim design in select units master bedroom with walk through closets; plan dependent

LIGHTING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Two 3-light multi directional spotlights or track lighting in kitchen
- Chandelier lighting in dining area; plan dependent
- No shade multi bulb vanity bar light fixture in 2-piece washroom (plan dependent) and bathroom(s)
- Bowl shaped downward shaded flush ceiling fixtures in hallway, den (plan dependent), at top of stairwell (plan dependent), loft (plan dependent), bedroom(s), walk-in closet (plan dependent), and walk through closets (plan dependent)
- Chandelier flush ceiling fixture in front/garage entry except in multi level units which have pendent lighting
- Single semi bowl shaped downward shaded wall sconce in stairwell; plan dependent
- White toggle switches and standard duplex plug ins or equal throughout to meet code requirements

KITCHEN FEATURES**Cabinetry**

-Framed construction wood composite standard height upper and base cabinet boxes, matching veneer end(s) and facing where required, exposed two hinge partial overlay style oak 5-piece veneer flat panel doors with inner and outer profile including arched top rail & solid faced drawer fronts, stain & lacquer finish with antique brass pull handles

OR

-Frameless construction wood composite standard height upper and base cabinet boxes, matching white plastic covered end(s) as required, full overlay style plastic covered slab (flat) style doors & matching drawers with white finish and white knob handles

AND

-Island

Countertops

Laminate with a wood edge finish with exposed corners angle cut including island with overhang for flush eating bar

Backsplash

Single row of 6"+/- ceramic tile or equal

Plumbing Fixtures

Double basin drop-in stainless steel sink with single-handle faucet & standard swivel spout in chrome finish

Other Features

Not applicable

BATHROOMS FEATURES

Cabinetry

-Framed construction wood composite standard height 2 door vanity cabinet box, matching veneer end and facing where required, exposed two hinge partial overlay style oak 5-piece veneer flat panel doors with inner and outer profile including arched top rail, stain & lacquer finish with antique brass pull handles

OR

-Frameless construction wood composite standard height 2 door vanity cabinet box, matching white plastic covered end as required, full overlay style plastic covered slab (flat) style doors with white finish and white knob handles

Countertops

Laminate with a wood edge finish with exposed corners angle cut

Backsplash

Single row of 6" +/- ceramic tile or equal

Plumbing Fixtures

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

-Regular flush (1.6 gpf) white 2 piece toilet with seat

-White vitreous china oval shaped drop-in sink with centerset two acrylic turn handle low arc chrome finish spout faucet

-Alcove style white acrylic/fiberglass standard size soaker tub with integral apron, standard height acrylic/fiberglass surround with integrated grab bar & molded shelves; a single acrylic turn knob handle faucet, spout with diverter valve and fixed shower head in chrome finish complete with a single row of ceramic tile border with Schluter edge trim on exposed edges; plan dependent

-Standard height square acrylic/fiberglass alcove shower with integrated chrome profile clear glass pivot shower door, pull finger handle, single acrylic turn knob handle faucet and fixed shower head in chrome finish complete with ceramic tile border with Schluter edge trim on exposed edges; plan dependent

Other Features

-Recessed medicine cabinet with matching vanity finishes

-Chrome toilet paper holder, towel bar, towel ring and shower rod (where required)

-Flush mount full counter length vanity mirror in 2-piece washroom (plan dependent) and bathroom(s)

-Exhaust fan as per code in 2-piece washroom(plan dependent) and bathroom(s)

LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

-Laundry closet with dual washer supply lines & standpipe drain connected to laundry rough in box, 220 volt dryer outlet and dryer exhaust vent located on main level; plan dependent

-Laundry area with dual washer supply lines, standpipe drain, 220 volt dryer outlet and dryer exhaust vent in basement

LIFE SAFETY

Direct wired smoke detectors as per code

HEATING / COOLING

Gas fired forced air furnace

DOMESTIC HOT WATER SOURCE

Gas fired 33.3 imp. (40 US) gallon glass lined hot water unit

BI APPLIANCES

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

- Over the range hood fan
- Dishwasher

BASEMENT FEATURES

- Basement is assumed to be undeveloped and considered a betterment with the exception of wood handrail with metal hardware in stairwell, non-party walls framed, insulated with vapour barrier and minimal electrical for lighting; plan dependent
- Basement is assumed to be undeveloped and considered a betterment with the exception of stairwell and lower landing with passage door, non-party walls framed, insulated with vapour barrier and minimal electrical for lighting; plan dependent

OTHER

- All hardware required for assembly & installation of components within unit
- Attached Garage: Insulated, drywalled and taped with electrical lines to interior lights and plugs
- Basement rough-in 3-piece plumbing

ITEMS EXCLUDED

Non affixed items: Refrigerator, stove-oven, window coverings, washer and dryer

QUALITY RATING

Average Quality (Basic – Base – Without Enhancement)

The subject components, unless specifically different, are associated with buildings that are typically quantity production based on speculative construction or drawn from stock plans and off-the shelf components. Overall appearances and amenities are considered equal or slightly greater than importance to pure utility. The building has above minimum uniform building code and materials are serviceable but built for price. They represent the majority of buildings similar in occupancy and the cost is statistically average for all buildings in its class. Overall unit size as well as the complexity of the structure or lack thereof has also been taken into consideration. Workmanship is at a level normal to the type and grade of material used and is acceptable but with no evidence of extras in craftsmanship, usually minimal ornamentation and fenestration including plain trim. One or two components of a different quality is normal and should be largely disregarded as influencing the overall classification for general quality. Definition Source: Reliance Asset Consulting Inc.

Standard unit interior finishes also include all pipes, wires, cables, conduits, ducts, mechanical and electrical apparatus and branch piping installed by or on behalf of the unit or corporation extending to but not including common utility services to the unit.

OPTIONAL COMPONENTS

ACOUSTICAL DAMPENING

Not specified

TRIM & HAND RAILINGS

-1 ¾" +/- mitered stain & sealed oak door & window casing

-2 ¼" +/- mitered stain & sealed oak baseboard

-Stair railings to upper level featuring solid stain & sealed oak balustrades (traditional decorative turned balusters), turned newell posts, stair skirts, shoe rails, fillets and handrail; plan dependent

-Solid stain & sealed oak balustrades (traditional decorative turned balusters), turned newell posts, stair skirts, shoe rails, fillets and handrail in loft; plan dependent

-Solid stain & sealed oak balustrades skirting stairwell to basement (traditional decorative turned balusters), turned newell posts, stair skirts, shoe rails, fillets and handrail including stain & sealed wood handrail & metal brackets secured to drywall in stairwell to basement; plan dependent

FIREPLACE(S)

Not a standard component

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC.

Wall mounted epoxy coated modular prefinished steel wire shelving in all closets

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING

-Telephone & Cable Outlets and wiring as per plan

-Electrical Capacity & Wiring: 100 amp electrical service with multi-breaker panel, 220V kitchen appliance receptacle, doorbell and chime

-Ground fault interrupt (GFI) circuits in 2-piece washroom plan dependent), bathroom(s) and kitchen as per code

This standard Insurable Unit Description is the complete description for this condominium corporation.

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