

Cape Cod

Finished Wood Siding

PRODUCT PROTECTION PLAN

Excellent results can be obtained by the factory application of coating to siding. Factory finishing assures a longer lasting and higher quality job than traditional on site applications because proper spread rates are maintained for maximum coverage protection. To obtain optimal performance of Cape Cod Products and, to ensure protection under this plan, it is essential that the “**Cape Cod Installation, Storage and Wall Construction Details**” be reviewed and complied with.

CAPE COD FACTORY FINISH WARRANTY

This Warranty does not apply to smooth planed wood siding. Cape Cod Wood Sidings Inc. warrants that the Cape Cod factory finish applied to rough textured face siding and trims will:

- * **Not** crack, peel or blister
- * **Not** chalk so as to discolor surfaces below
- * **Not** erode and expose the substrate
- * **Not** yellow with age
- * **Not** become damaged when dirt is rinsed off

for a period of 15 years when installed according to the “**Cape Cod Installation, Storage and Wall Construction Details**”. Within (5) years of the date of installation, if upon notification and validation of the complaint by Cape Cod Wood Sidings Inc., Cape Cod Wood Sidings Inc. will, at its option, either fully compensate the homeowner for the paint and labor required to repair the siding involved or supply such materials and labor to the homeowner. Only those affected areas validated by Cape Cod Wood Sidings Inc. will be covered. During the subsequent 10 years of warranty, Cape Cod Wood Sidings Inc. will only replace the paint of the failed areas, excluding all labor or costs of labor for the application of the product or installation of the siding.

The warranty contained herein is in effect for 15 years from date of siding installation and is subject to the terms and conditions, exclusions and limitations, requirements and legal rights stated in this certificate.

Cape Cod Wood Sidings Inc.'s obligations under this Warranty shall in no event exceed the cost of the paint and labor on the originally installed Cape Cod Finished Wood Siding product found to be defective. Extractive bleeding, mildew and color appearance are not product defects and are not covered by this Warranty. Any product found to be unsatisfactory prior to installation must not be installed and should be returned to the dealer where it was purchased for replacement product. Cape Cod will not be responsible in any way for labor or material if defective or unacceptable product is installed. Cape Cod shall not be liable for any consequential or special damages, or for other expenses such as accessories (building paper, sheathing, fasteners, caulking, etc.) which may arise in connection with this Warranty.

Improper installation, leaking walls or water damage are not covered by this Warranty. Also this Warranty does not cover cracking, peeling or blistering of the coating which may result due to inadequate ventilation or improper construction techniques. Further more this Warranty does not apply to damage or failure to the siding wood caused by improper installation, and failure caused by excessive warping, cupping, splitting, checking and shrinkage of the siding material (as defined by industry standards); accidental damage, structural defects; fire, lightning, hurricane, tornado, windstorm, earthquake, hail, or other acts of God; harmful chemicals (including harmful cleaning compounds); surface deterioration due to air pollution, vandalism; mildew accumulation; scratching, wind driven sand, abrading, or misuse/abuse of the siding product after application.

This Warranty is automatically transferable by the original property owner to a first transferee. In the event of transfer of the Warranty, the Warranty period shall be no longer than 15 years from the original siding installation. Any claim under this Warranty must be made by contacting Cape Cod Wood Sidings Inc. or your local Cape Cod dealer. A copy of the original invoice for the siding products must be included. Upon discovery of a possible defect or failure, a claim must be filed immediately, and under no circumstances more than 30 days after discover. The covered person must allow Cape Cod Wood Sidings Inc. or their agents to enter the property and structure where the product is installed and examine, photograph and take samples of the warranted product.

It is understood and accepted by the purchaser that the rights and limitations of this Warranty are accepted as a pre condition of the purchase of Cape Cod products. Any legal rights and or remedies available against Cape Cod are strictly limited to this Warranty, and subject to the terms and conditions hereof.

Cape Cod Wood Sidings Inc.
1948 Hammonds Plains Road, P.O. Box 48145, Bedford, Nova Scotia, Canada B4A 1A0



HERITAGE WALK (PHASE II) - SCHEDULE "A" (DETACHED SINGLES)

TIMELESS EXTERIORS

1. Classic designs with emphasis placed on creating "Olde Ontario, Victorian & Gothic" revival elevations. Utilising kiln fired genuine clay brick, architectural vinyl or aluminium, stone, shutters, architectural trim detail, Canadian Heritage paint colours, masonry soldier coursing and/or quoining and other unique architectural applications.
2. Raised slopes on roof pitches as per applicable model.
3. All elevations are under strict architectural and colour control to ensure a truly harmonious, community sensitive street-scape.
4. Maintenance free thermo-glazed energy efficient vinyl casement and/or single hung windows, at front, side and rear. Front windows have grill inserts in applicable models.
5. Maintenance free oversized structural vinyl thermopane windows in lower level.
6. Weather stripping and screens on all operable windows, including lower level.
7. Upper front door transom or side-lite in applicable models.
8. Raised sectional panel garage doors with garage door-lites as per elevation.
9. Weather resistant cast aluminium exterior front coach lamps, matching house numbers.
10. Self-sealing asphalt shingle roof backed by a 20 year manufacturers limited warranty.
11. Maintenance free aluminium fascia, eavestrough and downspouts.
12. Covered front porches and/or balconies in applicable models.
13. Fully sodded lot at boulevard, front and rear yards. Lot to be graded to the requirements of the authority having jurisdiction.
14. Precast concrete walks from driveway to front entry.

CLASSIC INTERIOR AREAS

15. Nine (9') foot ceilings on main level, except in sunken or raised areas, stairways, dropped or cathedral ceilings.
16. Imported ceramic tile on floors in foyer, powder room, kitchen and all bathrooms. Floor tiles placed on wiremesh and concrete bed.
17. Spacious open concept and traditional interiors with innovative design features in applicable models, such as clerestory windows, Low Renaissance walls with accent columns, cathedral, vaulted or coffered ceilings.
18. Elegant Classique passage doors as per plans. Privacy lock on all master bedroom doors.
19. Polished brass mirrored sliding doors at front foyer in applicable models.
20. All interior door knobs to be polished brass.
21. Elegant Colonial style baseboard and casings.
22. All main level archways trimmed.
23. Elegant solid oak pickets and handrail in natural finish.
24. Oak nosing at all floor and stair openings.
25. Broadloom on all staircases with oak stringers in finished areas only.
26. Switch controlled direct vent gas fireplace with slab marble face trim and decorative painted mantle surround. Two or three sided fireplace in applicable models.
27. Broadloom in all models with Purchaser choice of one (1) of the following types:
 - (40 oz.) FORTY OUNCE polyester broadloom on UNDERPAD.
 - (36 oz.) THIRTY SIX OUNCE nylon broadloom on UNDERPAD.
 - BERBER broadloom on UNDERPAD.
28. Wire shelves standard in all closets.
29. Interior quality paint to all finished area walls from Vendor's samples. One paint colour per home. Kitchen, laundry room, all bathroom and powder room walls to be finished in semi-gloss.
30. Interior doors, trim and baseboards painted in white semi-gloss.
31. Easy maintenance smooth ceilings in kitchen, powder room, bathrooms, and laundry room. Sprayed stippled ceiling with smooth finish border in all other areas.
32. Open staircase to lower level in applicable models.

DAZZLING GOURMET KITCHENS

33. Canac Cellini Series "SE -UPGRADE" furniture style designer kitchen cabinets in a variety of door profiles and wood species.
34. Custom flush wall counter tops from Vendor's decorator samples.
35. Kitchen cabinets feature concealed metal hinges, metal runner drawer system, 5/8" melamine cabinet interiors and matching edge tape. Including sink front tray, swing out garbage can, cutlery divider and microwave shelf in applicable models.
36. Double bowl easy clean stainless steel spillway sink with Moen single lever washer-less faucet.
37. Open under-counter space for dishwasher, rough-in for plumbing included.
38. Two-speed 6 inch exterior vented hood fan over stove area, in choice of colour from Vendor's samples.
39. Counter level outlets for small appliances and electrical outlets for refrigerator.
40. Heavy duty wiring and outlet for stove.
41. Choice of up to 13" x 13" imported ceramic tile flooring from Vendor's samples as per floor plans.
42. Side panel for refrigerator where exposed.
43. Custom designed Breakfast Bars and/or Island Counters in applicable models.
44. Bright oversized eat-in kitchens with decorative columns in applicable models.

LUXURIOUS BATHROOMS

45. Canac Cellini Series "SE -UPGRADE" furniture style bathroom vanities.
46. Ensuite features separate shower enclosure, marble trim and shower light. Ensuite shower walls complete with ceramic tile in applicable models.
47. Ceramic wall tiles to full height at all main bathroom tub enclosures in decorator colours.
48. Elegant oversized soaking tub in master ensuite with ceramic backsplash in applicable models.
49. Colour co-ordinated ceramic bathroom accessories: towel bar, toilet tissue dispenser, and soap dish where applicable.
50. All vanity areas to have make-up bar lighting including powder room.
51. Quality bathroom fixtures in purchaser's choice of decorator colours from Vendor's samples in all bathrooms.
52. Elegant pedestal sink at powder room in choice of decorator colours from Vendor's samples.
53. Full width vanity mirrors and make-up bar lighting in all bathrooms.
54. Oval shaped mirror and make-up bar lighting in powder room.
55. Exhaust fans in all bathrooms.
56. Sturdy privacy locks on all bathroom doors.
57. Moen washerless single lever faucets in all bathrooms at vanity locations.
58. Choice of up to 13" x 13" imported ceramic floor tile flooring from Vendor's decorator samples.
59. Multi-user design main bathrooms in applicable models.

QUALITY CONSTRUCTION AND SECURITY ELEMENTS

60. Engineered subfloor joists on main and second levels with lifetime limited warranty (except in sunken floor areas).
61. All subfloors are 5/8" tongue and groove with sanded joints. Floors are nailed and refastened with screws to floor joists.
62. Reinforced concrete garage floor with grade beams.
63. Poured concrete basement walls wrapped with upgraded drainage layer to prevent leaks.
64. Double glazed aluminium sliding patio doors with security pin at base and specially designed security lock.
65. Antique brass front door grip set with security dead bolt. Additional blocking at all exterior door jams.
66. Traditional design metal insulated front doors with magnetic weather stripping and decorative glass door lite. Hinges and dead bolt striker plate are reinforced with extra long screws.
67. Main level plumbing drops are insulated to reduce noise.
68. Shower and bathtub enclosure wall(s) receive protective underlay to ensure long lasting quality.
69. Steel beam construction in lower level of applicable models.

QUALITY MECHANICAL AND ELECTRICAL COMPONENTS

70. Lennox forced air natural gas heating with high efficiency furnace with electronic ignition.
71. Lennox fully air conditioned for your living comfort.
72. High efficiency gas operated power vented hot water tank supplied on a rental basis.
73. Light fixtures provided throughout except living and dining room. Includes all bedrooms and hallways.
74. Automated smoke detectors on each floor for home and family safety.
75. 100 amp electrical service breaker panel with copper wiring throughout.
76. Switch controlled receptacle in living room and capped outlet in dining room ceiling.
77. Electric door chimes at front door.
78. Electrical outlet for future garage opener and lights in the garage.
79. Rough-in central vacuum.
80. Polished brass heat registers.
81. White light switches and electrical outlets throughout.
82. Copper water pipes and ABS drains.
83. All services include sanitary and storm sewers, hydro, water, gas, telephone and cable T.V.
84. Moen temperature balanced bath and shower controls.
85. Mechanical pop-up drains.
86. Two (2) exterior waterproof electrical outlets on ground fault interceptors.
87. Two (2) exterior hose bibs, one in garage and one at rear of home.
88. Festive electrical receptacle at front soffit.
89. Enbridge "Gas Ready" home including barbecue gas line at rear of home.

WIRED FOR THE FUTURE

90. "Smart Home Ready". The On Q system is integrated to connect phone lines, audio, video and computer data systems.
91. AMP 100 Plus structured wiring panel box.
92. (9) Nine RG6 coaxial termination points.
93. (6) Six category 5 high speed voice/data termination points.
94. (4) Four category 5 high speed data termination points.
95. Cable ready for Digital Satellite T.V. subscriber service.
96. Full category 5 and RG6 Quad 4 coaxial wire.
97. Cable ready for "Rogers @ Home" subscriber service.
98. Computer local area network (LAN) ready.
99. Personal consultation with electronic architect from Home Systems Plus.

ENVIRONMENT FRIENDLY FEATURES

100. Low flush water closet (toilets).
101. Low flow aerators on taps.
102. Low flow shower head (all showers).
103. Extensive interior caulking for improved energy conservation and draft prevention.
104. Comprehensive air-seal package on exterior walls with heavy duty vapour barriers.
105. Exterior walls insulated to R17. Attic insulated to R32. Lower level walls insulated as per Ontario Building Code.
106. R25 Spray foam insulation at overhangs and garage ceilings with living areas above. Including around all windows & door openings to prevent air infiltration.
107. All heating and cooling ducts to be professionally vacuumed.
108. Your home will be in move-in condition on the date of closing. Broadloom to be vacuumed; tiled areas to be damp mopped; bathrooms to be washed; kitchen cabinets and vanities to be dusted; windows to be washed inside and out; basement to be broom swept; mirrors to be cleaned.

FUNCTIONAL LAUNDRY ROOM

109. Single basin laundry tub.
110. Choice of up to 13" x 13" imported ceramic tile flooring from Vendor's decorator samples.
111. The laundry room floor, where applicable, may be dropped to accommodate entry door(s) into laundry room at the Builders discretion.
112. Heavy duty wiring and outlet for dryer.
113. Taps and separate drain for automatic washer.

GENERAL FEATURES AND WARRANTIES

114. ONHWP Five (5) Year "Excellent Builder" Rating.
115. All homes protected under the seven (7) year Ontario New Home Warranty Program.
116. Valemont Homes carefully selects component suppliers for roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you, the purchaser.

Prices and specifications are subject to change without notice. E.& O.E. 4/26/2001

