

See below from the disclosure.

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SECTION 43(5) (h) OF THE CONDOMINIUM ACT, 1998

The following is the schedule setting out what constitutes a standard unit for each class of unit that the Declarant intends to deliver to the Corporation pursuant to Section 43 (5) (h) of the *Act*, for the purpose of determining the responsibility for repairing improvements after damage and insuring them.

Construction

- Approximately 8 foot ceiling height in all main living areas in unit as per plan
- Party wall construction between units is 2" x 4" wood frame construction with insulation on both sides of the party wall, ½" gypsum sheathing at centre of wall and 5/8" fire rated drywall on the interior wall of each of the units
- 20 year warranty roof shingles on 3/8" plywood roof sheathing for roof construction
- Rain water leaders from roof eavestroughs at front and rear of units

Electrical

- Pre-wired for cable television and telephone
- High speed internet access
- Smoke and heat detectors where applicable in each unit
- Metered electric power to each unit

Mechanical

- Sprinkler fire suppression lines and heads in each unit
- Plumbing fixtures
- Metered water service to each unit
- Metered gas service to each unit

General Finishes

- Painted hollow core interior doors
- Painted wood baseboards

Flooring

- Upper side of concrete floor slab and upper surface of wooden subfloor
- No floor coverings whatsoever, whether originally installed by the Declarant or otherwise will be included within the standard unit. Therefore, the only floor covering that will be insured by the Corporation's master insurance policy will be the concrete floor slab of each unit. Each unit owner is therefore responsible for fully insuring his own flooring of whatever type or kind that has been installed within each owners unit, all at each owner's cost and expense

Ceiling

- Backside surface of drywall sheathing on ceiling

Kitchen

- Cabinetry
- Plumbing Fixtures
- No kitchen countertops and no appliances whatsoever, whether originally installed by the Declarant or otherwise will be included within the standard unit. Each unit owner is therefore responsible for fully insuring his own countertops and appliances of whatever type or kind that has been installed within each owners unit, all at each owner's cost and expense

Bathrooms

- Plumbing fixtures
- Vanity
- No bathroom countertops whatsoever, whether originally installed by the Declarant or otherwise will be included within the standard unit. Each unit owner is therefore responsible for fully insuring his own countertops of whatever type or kind that has been installed within each owners unit, all at each owner's cost and expense