



Condominium Plan Number 9912733

Condominium Name Mountainview Terraces

Does the Condo Corp have Builder Specifications? YES NO

CEILING *[Location] [Finish] [Material] [Ceiling Height]:*

- Textured (popcorn) finish over drywall throughout
- Vaulted ceiling in living room, dining area and kitchen in select units
- Painted wide border in entrance, hallway, dining area, and living room (only one side painted in units with vaulted living rooms due to ceiling feature)

WALLS / PARTITIONS *[Finish] [Material] [Feature Wall Finish, if applicable]:*

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

FLOORING *[Location] [Finish] [Material] [Brand] [Underlay, if applicable or known].*

This can be repeated for as many types as are required throughout the unit.

- Maximum 36 oz. nylon cut pile carpet and maximum 6 lb. chip foam underlay in dining area, living room, bedroom(s) and hallway
- Vinyl sheet roll in kitchen, laundry room/closet and bathrooms
- Ceramic tile in front entry

INTERIOR DOORS & WINDOWS *[Interior Doors – Height, Finish, Style, Material, Construction] [Hardware – Finish] [Interior windows – Location, Finish, Style, Material (specify size)]*

- Hinged molded hardboard 6-panel hollow core passage doors with textured skin semi-gloss latex paint finish and polished brass hardware or equivalent throughout
- Bifold molded hardboard 6-panel hollow core closet doors with textured skin semi-gloss latex paint finish and polished brass hardware or equivalent throughout

LIGHTING *[Quality] [Specialty lighting]*

- 1-way directional spotlights or track lighting above sink in the kitchen and above fireplace
- 3-way directional spotlights or track lighting in the kitchen
- Ceiling fan with lights in living room with vaulted ceilings
- Pendant lighting in dining room
- 3-light vanity light in bathrooms
- White Decora rocker switches and standard duplex plug ins or equal throughout to meet code requirements
- Flush ceiling fixtures in entry, hallway, and bedrooms

KITCHEN FEATURES

Cabinetry *[Location – Wall, Base, Island Counter] [Construction] [Door Pattern Finish] [Door Finish] [Cabinet Finish] [Optional hardware description] [Optional Brand Name]*

Laminate covered particle board core upper and base cabinets, ends & facing, full-overlay cabinetry. Flat panel routed profile doors with Melamine finish and brass knobs hardware or equivalent including oak wood crown molding



Countertops [Finish] [Optional Brand Name]

Laminate with a bevel reveal

Backsplash [Location] [Finish]

Full height ceramic tile finish or equivalent

Plumbing Fixtures [Sink – Capacity, Finish, Optional Features] [Faucets – Finish, Features] [Optional Brand Name]

Double basin over mount stainless steel sink with chrome single lever pull out faucet

BATHROOMS FEATURES

Cabinetry [Location – Wall, Base, Island Counter] [Door Pattern Finish] [Door Finish] [Cabinet Finish] [Optional hardware description] [Optional Brand Name] [Specify difference in various bathrooms]

Laminate covered particle board core base cabinets, ends & facing, full-overlay cabinetry. Flat panel routed profile doors with Melamine finish and brass knobs hardware or equivalent

Countertops [Location] [Finish] [Optional Brand Name]

Laminate with a bevel reveal

Backsplash [Location] [Finish] [Distinctive Features]

Single row of 6" ceramic tile finish or equivalent

Plumbing Fixtures [Sink – Capacity, Finish, Optional Features] [Faucets – Finish, Features, Optional Brand] [Tubs/Showers – Location, Finish, Style] [Water Closets – Finish, Features, Optional Brand]

-Regular flush (1.6 gpf/6.0 lpf) white 2 piece toilet

-Vitreous china oval shaped drop-in sink with a polished brass & chrome dual lever handle center set low arc faucet in bathrooms

-Alcove style reinforced 5ft. white acrylic/fiberglass bathtub including integral apron with ceramic tile surround to just above fixed chrome shower head, a temperature control faucet, wall spout with diverter valve in main bathroom

-Rectangular acrylic/fiberglass alcove shower base, three standard height acrylic/fiberglass surround walls with moulded soap shelf, safety bar, two molded benches, one row ceramic tile border to just below ceiling, a fixed chrome shower head, temperature control faucet and hinged/sliding clear tempered glass door with finger pull handle/bar in select ensuite bathrooms

-Select Master Bedroom Ensuite bathrooms: Acrylic 6 ft. white soaker tub with contiguous acrylic base for adjoining shower, an 18" ceramic tile border surrounding the tub and full wall height ceramic tile surround on two of the shower walls and a clear tempered glass partition wall between the tub and shower and clear tempered glass hinge glass door with chrome top and door edge profile. The tub has a widespread polished chrome and brass dual handle faucet and the shower has a chrome temperature control faucet and fixed shower head

Other Features [Examples: Heated towel racks, heated floors, mirrors, exhaust fan, ceramic accessories – soap dish, tissue holder, towel bar]

-Toilet paper holder, towel bar and shower rod (if applicable)

-Flush mount full counter length vanity mirror in bathrooms

-Recessed medicine cabinet with matching vanity cabinetry finish in bathrooms

-50 c.f.m. high volume low sound fans or equivalent provided in bathrooms



LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

Laundry room or closet (depending on unit): Dual washer supply lines, standpipe drain, 220 volt dryer outlet and dryer exhaust vent

LIFE SAFETY [List – smoke detectors (#)] [Audio-visual Alarm – hard wired]

- Direct wired smoke detectors as per code
- Intercom front entry

HEATING / COOLING Only applies to systems inside unit boundaries. [Heating – Efficiency Level, Energy source, Type] [High-Efficiency Cooling – Capacity, Location, Type, Brand]

Hot water baseboard heating within unit supplied by common building system

DOMESTIC HOT WATER SOURCE Only applies to systems inside unit boundaries. [Energy Source] [Capacity] [Manufacturer]

Domestic hot water supplied by common building system

BI APPLIANCES Must be non-chattels. [Energy source] [Appliance] [Manufacturer & Model]

- Hood Fan- Built-in Microwave oven with white finish
- Dishwasher with white finish

OTHER Any Component common to the class such as feature walls - although this could be included above under “walls” – this section could apply to any rough-ins including basement rough-in plumbing for future bathrooms ; Roughed-in vacuum system ; Roughed-in sound/speakers.

Titled parking stalls

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.

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 [Location] [Type & Material]

Refers to sound dampening materials used for noise reduction on vertical (not horizontal) areas for units – remember that this needs to apply to all units otherwise it is a betterment – An STC rating is an instrument measurement of how much noise is stopped. - 30 is a typical rating for residential

Not specified

TRIM & HAND RAILINGS [Baseboard – Location, Finish, Material] [Door & Window Trim, optional to specify size]

[Handrail – Location, Finish, Material] [Special Trim – Location, Finish, Material]

-2 ¼” mitered MDF door & window casing with a colonial profile and primer and high gloss paint grade finish or equivalent

-3 ¼” mitered MDF baseboard casing with a colonial profile and primer and high gloss paint grade finish or equivalent

FIREPLACE(S) [Location] [Energy Source] [Finish] [Material] [Mantle & Hearth Location & Finish]

Direct vented gas corner fireplace with imitation stone veneer facing and a wall switch electronic ignition, ceramic fibre log set, tempered glass doors/window, full width and depth wood mantle located in the living room

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC. [Door Type] [Door Finish, if different from standard doors]

[Closets – Location, Finish, Interior Organizers]

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

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING [Telephones, Cable TV, USB Connections, Wireless Systems,

of Extra Electrical Runs, CAT5E and RG6 Wiring for High-Speed, Internet and TV, Two Telephone & Cable Television Outlets]

-Telephone & Cable Outlets and wiring as per plan

-Electrical Capacity & Wiring: Panel size to meet code requirements for each particular unit Ground Fault Interrupt circuits in all baths and kitchens and 220V Electric Range Receptacle

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

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ADDENDA

The corporation should set out one class for the purpose of defining what constitutes the standard interior unit finishes. If there is any consideration of applying more than one class, this should be discussed with Reliance.

The key factor that you should always keep in mind that you are **attempting to describe a standard finish is as it best applies to all the units** otherwise it is considered a betterment if it does not reflect most unit interior finishes.

The component list does not have to be complicated or explicit but should be reasonably understandable so that in the event there is an insurance claim the owner has a clear understanding of what the standard finish is in order to assess whether they in fact have a betterment or improvement above the standard or whether their finish is in fact below the standard and which they are not entitled to claim on unless they willing to pay the difference to upgrade their finish to the standard.

Following are suggestions in completing the Standard Unit Interior Finishes list for your corporation.

1. Specify the location of an item if there are more than one type of finish for a specific component. An example would be **Livingroom** hardwood flooring, **Bedrooms** nylon carpet and the **Kitchen, Bathrooms Utility Areas and Laundry Room** vinyl sheet roll.
2. Specify the type, finish and material for the component if that information is readily available. An example would be Louver Bifold painted wood closet doors.
3. Where there are exceptions within a component state these accordingly. An example would be Louver Bifold painted wood closet doors throughout **except** master bedroom sliding mirror doors.
4. If a component does not apply, then it can note as being Not Applicable – an example would be an apartment unit that has common domestic hot water whereas a townhouse has its own hot water tank inside the unit. The former would be excluded under Domestic Hot Water Source whereas the latter would require a description.