

Condominium Plan Number 0513297

Condominium Name 3111 Varsity

Does the Condo Corp have Builder Specifications? YES NO

CEILING

Knock-down white textured ceiling finish over drywall throughout

WALLS / PARTITIONS

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

FLOORING

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

- Nylon cut loop carpet in dining & living room, bedrooms and hallways
- Vinyl sheet roll in front entry, kitchen, bathrooms and utility areas

INTERIOR DOORS & WINDOWS

- Hinged textured skin painted two-panel hollow core doors with semi-gloss latex finish and chrome lever handle
- Textured skin painted two-panel hollow bi-fold closet doors with semi-gloss latex finish and chrome door knobs

LIGHTING

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

- Directional track lighting in kitchen
- Pendant lighting over kitchen island and in dining room
- Multi bulb vanity strip in bathrooms
- Flush or semi-flush ceiling mounted lighting in hallways, front entry, bedrooms and walk in closets
- Decora electrical switches and receptable plates throughout

KITCHEN FEATURES

Cabinetry

Particleboard-core upper and base cabinets with single panel (shaker) style lacquered maple hardwood cabinets with metal pull handles

Countertops

Self edge laminate countertops

Backsplash

Full height ceramic tile between base and upper cabinets

Plumbing Fixtures

Double basin black granite overmount sink with chrome single lever pull down faucet

Other Features

Select units have raised breakfast bar

BATHROOMS FEATURES**Cabinetry**

Particleboard-core upper and base cabinets with single panel (shaker) style lacquered maple hardwood cabinets with metal pull handles

Countertops

Self edge laminate countertops with banjo arm over toilet

Backsplash

One row 6" ceramic tile between base cabinets and vanity mirror

Plumbing Fixtures

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

- Regular flush, two piece toilets (1.6 gpf/6.0 lpf), or equivalent
- White vitreous china oval shaped drop-in sink with chrome single-handle faucet
- White fibreglass 1-Piece shower/ tub 5 ft. soaker tub with full height fibreglass surround with integrated safety handle and molded shelf including one row of ceramic tile border trim and a chrome 2-handle faucet, wall spout with diverter valve and a slide bar shower head in four piece bathrooms

Other Features

- Recessed medicine cabinet with matching vanity finishes in four piece bathrooms
- Toilet paper holder, towel bar and towel ring
- Full counter/ banjo length vanity mirror in bathrooms
- 50 c.f.m. high volume low sound fans or equivalent provided in all bathrooms

LAUNDRY FACILITIES**Washer & Dryer Hook-Ups**

Washer dual supply lines, standpipe drain and dryer outlet with 220 volt outlet and vent in laundry closet

LIFE SAFETY

- Sprinkler system throughout
- Wired smoke detectors
- Intercom front entry of Condominium building

HEATING / COOLING

Hot water baseboard heating within unit (serviced by common building boilers and related equipment)

DOMESTIC HOT WATER SOURCE

Not Applicable (domestic hot water via common building hot water tanks)

BI APPLIANCES

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

- Whirlpool microwave hood fan
- Bosch dishwasher
- Bosch cook top
- Bosch wall oven

BASEMENT FEATURES

Not applicable

ITEMS EXCLUDED

Non affixed items:

- Whirlpool 18 cu.ft. refrigerator
- Frigidaire washer/ 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

STC 67 Acoustical Dampening rating

TRIM & HAND RAILINGS

- 3¼" wide MDF baseboards with primer and semi gloss paint grade or equivalent
- 3¼" wide mitered MDF door and window casing with primer and semi gloss paint grade

FIREPLACE(S)

Not a standard component

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC.

Modular epoxy coated wire shelf and rods or equivalent

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING

- Cable & Telephone outlets
- Electrical wiring serviced by unit electrical panel, individually metered
- Ground Fault Circuit Interrupter (GFI) Protection in washroom and bathrooms

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.