

Schedule ‘A’



THE LUXURY FEATURES



EXTERIOR CONSTRUCTION

- Poured concrete basement walls with damp proofing foundation membrane
- Steel-beam support in Basement as per architectural drawings
- 2” x 6” exterior wall construction to all habitable areas
- Engineered Flooring system as per architectural drawings
- 5/8” tongue and groove subfloors throughout main and 2nd floor nailed, sanded and screwed
- All framing in accordance with Ontario Building Code and local municipal requirements
- Covered Front porches, as per plan
- Garage floor to be poured concrete with fibre mesh steel for additional reinforcing
- Fully poured concrete Basement and Front porch, as per plan
- Clay brick, accent stone, vinyl siding and architectural features in other materials, as per elevation
- Self-sealing asphalt roof shingles (30 year manufacturer’s limited warranty)
- Pre-finished aluminum soffit, fascia, eavestrough and downspouts
- Energy efficient Low-E argon vinyl casement windows throughout Main & 2nd floor
- Vinyl slider windows in Basement only. Depending on grade condition, window wells may be required
- All exterior doors are insulated metal doors with energy efficient weather stripping and dead-bolt lock (excluding patio door)
- Sliding patio door(s) with screen or garden door(s), as per plan
- Optional Door from garage to house as per plan if grade permits and subject to municipal approval
- All windows and exterior doors sealed with quality caulking for improved energy conservation
- Raised roll-up insulated sectional Garage doors with decorative windows, as per elevation
- Optional Cold cellar, as per plan
- Lot to be fully sodded (including boulevard) to municipal standards
- Two (2) exterior hose bibs with interior shut off (one in Garage and one in rear of home)
- Precast concrete slab walkway from driveway to main entrance door
- All elevations, exterior colours and materials are pre-selected and architecturally controlled
- Construction of home is inspected at specified stages by municipal officials

INTERIOR CONSTRUCTION & FINISHES

- 9-foot high (+/-) main floor ceiling & 8-foot (+/-) high 2nd floor ceiling (Ceiling heights will be lowered where architectural designs, mechanicals or ductwork are required)
- 5 1/4” (+/-) baseboard with 2 3/4” (+/-) casing throughout Main & 2nd floor door and window openings
- Smooth finish 2-panel hollow interior doors
- Satin nickel lever interior door handles
- All straight archways to be trimmed
- Mirror sliders, as per plan
- Natural Finish Oak (Main to 2nd floor) stair treads, oak veneer risers and stringers with metal pickets for Single Detached models, as per Vendor’s standard sample(s)
- Carpet grade (main to 2nd floor) stair treads & risers, natural finish oak veneer stringer with 1 3/4” oak pickets for Townhouse & Semi-Detached models, as per Vendor’s standard sample(s)
- Painted spruce stair to Basement as per plan
- Optional Direct vent gas fireplace with white mantle and marble surround, as per plan
- Optional Coffered ceiling, as per plan & as per Vendor’s specifications
- Optional Tray ceiling in Master Bedroom, as per plan and as per Vendor’s specifications
- Optional waffle ceiling, as per plan & as per Vendor’s specifications
- Interior drywall ceilings to be finished in a stipple spray, with a smooth finish border
- Kitchen, Breakfast, Laundry and Bathroom ceilings to be smooth finish
- All interior walls to be painted one colour throughout with flat latex except Kitchen and Bathroom areas to be eggshell latex, as per Vendor’s standard sample(s)
- All interior doors, trim and baseboard to be painted white (semi-gloss)
- Optional Rough-in provision for 3-piece washroom in Basement (Location may vary from that shown on plan)

KITCHEN FEATURES

- Gourmet pre-finished Kitchen cabinetry, as per Vendor’ standard sample(s)
- Extended height Kitchen cabinet uppers, as per plan
- Optional pantry in Kitchen, as per plan
- Choice of Granite Kitchen countertop for Single Detached models, as per Vendor’s standard sample(s)
- Laminate Kitchen countertop for Townhouse & Semi-Detached models, as per Vendor’s standard sample(s)
- Stainless steel undermount Kitchen sink with single lever faucet for Single Detached models
- Flush Breakfast bar and/or island in Kitchen, as per applicable plan
- Optional Bar sink in Served, as per plan
- Stainless steel exhaust hood fan over stove with 5” exhaust vented outside
- Dishwasher space provided in Kitchen cabinets with rough-in wiring (wire will not be connected to electrical panel and no cabinet or breaker supplied)

FLOORING

- Quality Laminate flooring on the Main floor non-tiled areas, as per plan and from Vendor’s standard sample(s)
- Quality 12” x 12” or 13” x 13” floor tile from Vendor’s standard sample(s) in Foyer, Main Hall (as per plan), Powder Room, all Bathrooms, Kitchen, Breakfast and Laundry, as per plan
- 40 oz. or Berber carpet (one colour throughout) with foam underpad on 2nd floor non-tiled areas, from Vendor’s standard sample(s)

ENERGY & HEATING FEATURES

- High efficiency natural gas forced air furnace with electronic ignition
- Location of furnace & hot water tank may vary from that shown on brochure or plan
- Natural gas rental water heater
- Heat Recovery Ventilator (HRV)
- R-22 insulation to exterior walls above grade as per Ontario Building Code standards
- R-50 factor blown insulation in attic as per Ontario Building Code Standards
- R-20 basement wrap insulation to exterior walls below grade
- Spray foam insulation (R-31) in exposed habitable floor areas (over Garage, as per plan)
- Programmable thermostat located on main floor

ELECTRICAL

- 200 Amp electrical service with copper wiring and circuit breaker panel for Single Detached models
- 100 Amp electrical service with copper wiring and circuit breaker panel for Townhouse & Semi-Detached models
- All wiring in accordance with Ontario Hydro standards
- Weather proof GFI exterior electrical outlet located at rear of house and front porch
- Combination Smoke /Carbon monoxide detector provided as per Ontario Building Code
- Smoke detector with separate strobe in each Bedroom
- Door chime provided
- Split receptacle(s) at Kitchen counter level for future small appliances
- Heavy duty wiring and receptacle for stove

- White Decora style switches and receptacles throughout
- Light fixtures installed throughout, except in Great/Living Room and Dining Room. Switch receptacle will be installed in Great/Living Room. Capped rough-in ceiling light in Dining Room
- Switched Holiday outlet at Vendor’s selected location for Single Detached models
- Electrical outlet in garage ceiling for future Garage door opener
- Pre-wire for 2 telephone outlets at Vendor’s selected locations
- Pre-wire for 2 cable T.V. outlets at Vendor’s selected locations
- Rough-in for central vacuum to Basement ceiling
- Rough-in conduit for future electric car charging station included in Single Detached models

BATHROOM

- Separate shower stall in Ensuite with recessed light fixture, as per plan
- Single shower control in all tubs & showers to feature temperature control valve
- Glass shower door with glass panel or glass shower enclosure, as per plan
- 6”x8” or 8”x10” wall tile to all bathtub enclosures up to ceiling height and separate shower stall including ceiling, as per plan and as per Vendor’s standard sample(s)
- Oval tub in Ensuite, as per applicable plan
- Optional seat in shower stall, as per plan
- Optional double sink in Ensuite, as per plan
- Pedestal sink in Powder room, as per plan
- White plumbing fixtures in all Bathrooms
- Choice of quality vanity cabinetry, as per plan from Vendor’s standard sample(s)
- Laminate countertop in all Bathroom vanities, as per plan from Vendor’s standard sample(s)
- Single lever faucets on all Bathroom vanities
- Ceramic towel bar and toilet tissue holder in all Bathrooms
- Exhaust fan in Bathrooms (as required) according to the Ontario Building Code
- Mirror in all Bathrooms and Powder
- All Bathrooms to have privacy lock

LAUNDRY

- Laundry tub, as per applicable plan
- Laundry areas include connections for water and drain for washing machine, as per plan (Main and 2nd floor Laundry rooms are not constructed to include floor drains)
- Optional 30” high Laundry upper cabinetry, as per plan & as per Vendor’s standard sample(s)
- Heavy-duty electrical outlet for dryer and electrical outlet for washer
- Exterior wall vent provided for dryer
- Optional Pet wash area in lieu of tub in Laundry, as per applicable plan

LOT CONDITIONS

- Where a Look-out or Deck lot has been designated, the Vendor will provide a 5’ x 7’ (approximate size) wood deck with stairs to grade. Premium charge due to grade may apply
- Where a Walk-out lot has been designated, the Vendor will provide a sliding patio door or garden door in basement with larger rear basement window(s), as per applicable plan. A railing only will be installed at the door on the Main level. Premium charge due to grade may apply

WARRANTY

- TARION Warranty Corporation current (as of the date of construction) coverage is provided on all applicable homes. Purchaser agrees to pay TARION enrollment fee, plus all applicable government taxes thereon, on closing date, as an adjustment.

PURCHASER ACKNOWLEDGES THAT:

- (a) All illustrations are artist’s concepts.
- (b) The Purchaser acknowledges that the Elevation and Floor Plan may be reversed.
- (c) Architecturally controlled exterior colour package. Vendor reserves the right to control exterior colour selections for the purpose of providing a pleasing streetscape.
- (d) Variations in uniformity and colour from Vendor’s samples may occur in finished materials, kitchen and vanity cabinets, countertops, and floor and wall finishes due to normal production processes.
- (e) Sheet goods may be seamed under certain conditions.
- (f) Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Purchaser to have choice of colours and materials available from Vendor’s samples of the following, unless already ordered or installed.
- (g) The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
- (h) If an item selected by the Purchaser is not available, the Purchaser must reselect for the Vendor’s samples within forty-eight (48) hours of notification, failing which the provisions of the Purchase Agreement in respect of an original selection shall prevail.
- (i) The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser’s request.
- (j) Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance (if applicable), landing and vestibule may be increased or decreased depending on final grading.
- (k) All Optional items noted are Extras and are subject to an additional charge. If, as a result of building, construction or site conditions within the Lot / Unit or Building, the Vendor is not able to construct such extra, then the Vendor may by written notice to the Purchaser, terminate the Vendor’s obligation to construct the Extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such Extra, without interest and all other respects to this agreement shall continue in full force and effect.

NOTES

- Purchasers are notified that the Agreement to which this Schedule is attached (the "Purchase Agreement"), provides that the floor plans and materials describing and/or illustrating the dwelling and its layout and all rooms and/or areas contained therein and dimensions and specifications pertaining there to, are subject to change and/or modifications by the Vendor without notice, as specified in the Purchase Agreement to which this Schedule is attached. All dimensions shown on the plans and specifications and without limitation, any artist’s renderings, sales brochure and/or sales aids, models, and/or as are attached to the Purchaser can select such items as an Extra for a supplemental charge plus all other applicable governmental taxes as may be determined by the Vendor.
- Prices, specifications, materials and features are subject to change without notice. Vendor has the right to substitute materials of equal or better value. This Schedule is subject to change without notice.

E. & O.E. July 2020

Purchaser	Vendor
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