

SCHEDULE 'GP' STANDARD FEATURES – Tiburtino Buildup Corp. – All Georgian Models
SUBJECT TO THE PROVISIONS CONTAINED IN SCHEDULE 'X' TO THIS AGREEMENT REGARDING COLOUR SELECTIONS AND CONSTRUCTION SPECIFICATIONS, THE FOLLOWING ARE STANDARD FEATURES FOR THE DWELLING TYPE BEING PURCHASED

EXTERIOR

- 1 All exterior colours are pre-determined from Vendor's colour schemes.
- 2 Exterior features may include clay brick, stone, quoining, soldier coursing, arches, keystones and other complementary details and materials as per the construction plans.
- 3 Self-sealing shingles (limited manufacturer's warranty) from Vendor's pre-determined colour schemes.
- 4 Aluminum soffit, fascia, eavestrough and downspouts where applicable.
- 5 Aluminum exterior railing as per model type and if required due to grade condition.
- 6 Windows to be vinyl casement double-glazed low E on front, rear and side elevations as per plan. All operable windows to be screened.
- 7 Fibreglass front entry door, as per elevation.
- 8 Insulated door from house to garage with safety door closer, as per model type, if grade permits.
- 9 Sectional wood garage doors with automatic opener.
- 10 Garden door(s) as per plan where applicable, no screen.
- 11 Lower level windows as per plan.
- 12 Two (2) exterior hose bibs (one in garage and one at rear).
- 13 Exterior coach lamp(s) on front elevation, including light at rear door(s), as per model type.
- 14 Where grading requires a deck, Vendor will provide pressure treated decking and aluminium railing as per plans where applicable.
- 15 Poured concrete front porch with poured in place entry steps; number of risers may vary based on grading.
- 16 Paved driveway. Vendor will provide base coat, as well as a concrete driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$1500.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty-six (36) months after Closing Date.
- 17 Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan.
- 18 Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with any architectural control provisions and Purchaser accepts same.

CONSTRUCTION

- 1 Poured concrete lower level walls to be 8' 6" in height, with drainage membrane.
- 2 Elevator included in Georgian 3, 4, and 5 models.
- 3 Garage walls and ceiling to be dry-walled, taped and primed.
- 4 Garage floor and driveway sloped for drainage.
- 5 Cold cellar in lower level with insulated metal door.
- 6 ¾" sub-flooring on main level, 5/8" sub-flooring on upper level.
- 7 Engineered floor joists for main and upper levels.

HEATING AND INSULATION

- 1 Forced-air High-Efficiency gas heating system vented to exterior.
- 2 Hot water tank is a gas rental unit, vented to exterior.
- 3 Complete central air conditioning, size of unit based on model type.
- 4 Programmable thermostat centrally located, supplied and installed.
- 5 Insulation and attic ceiling fully insulated as per Ontario Building Code (O.B.C.).
- 6 Spray foam insulation in garage ceilings and box outs where applicable as per O.B.C.
- 7 Heat Recovery Ventilator (HRV) supplied and installed.
- 8 Direct vent gas fireplace with mantle, as per plan.

INTERIOR TRIM

- 1 Main level ceiling height to be 10' with door heights and arches to be 8'.
- 2 Upper level ceiling height to be 9' with door heights and arches to be 7'.
- 3 Lower level door heights and arches to be 6' 8".
- 4 3 ½" One step casing around all swing doors and windows, throughout finished areas.
- 5 7 ¼" One step baseboard throughout finished areas.
- 6 Satin nickel grip set on main entry door from Vendor's standard samples.
- 7 Satin nickel interior levers to all finished areas as per Vendor's standard samples.
- 8 Interior doors to be cararra style smooth moulded panel doors throughout finished areas.

STAIRS AND RAILING

- 1 Stained finish oak stairs for main level to upper level and main level to lower level.
- 2 Interior pickets to be wrought iron Euroline 1 black with V-groove handrail.

FLOORING

- 1 12" x 24" Upgrade 2 porcelain tile in foyer, powder room, mud room, laundry room, and all bathroom(s), including lower level, as per Vendor's standard samples.
- 2 4 7/16" stained red oak promo hardwood throughout kitchen, main level, stair landings, and upper level areas (excluding tiled areas) as per Vendor's standard samples.
- 3 8mm laminate throughout lower level finished areas and elevator (excluding tiled areas) as per Vendor's standard samples.

KITCHEN

- 1 Purchaser's choice of quartz or granite countertop including servery from Vendor's standard samples.
- 2 Maple doors throughout kitchen and servery from Vendor's standard samples.
- 3 41" upper cabinets.
- 4 Full depth uppers over fridge.
- 5 Mini stacked upper cabinets with crown moulding.
- 6 Cabinetry provision for built-in cooktop, oven and microwave.
- 7 Soft closing kitchen hardware throughout kitchen and servery where applicable.
- 8 Under-mount single bowl stainless steel sink with polished chrome faucet.
- 9 Shut-off valve to kitchen sink.
- 10 Rough in water line for fridge.
- 11 Exhaust fan with 8" duct vent to exterior.

BATHS

- 1 Vanities to include maple doors in all bathroom(s) including lower level from Vendor's standard samples.
- 2 Purchaser's choice of quartz or granite countertop with under-mount sink (including lower level) from Vendor's standard samples as per plan.
- 3 Polished chrome faucets with pop-up drains in all bathroom(s) and powder room.
- 4 Freestanding tub with deck mount faucet in Master Ensuite.
- 5 Polished Chrome bathroom fixtures and accessories in all bathroom(s) where applicable.
- 6 12" x 24" Upgrade 2 porcelain wall and ceiling tile in tub/shower enclosure (including lower level) as per plan and Vendor's standard samples.
- 7 Mosaic 2" x 2" tile floor for all standing shower enclosures, as per Vendor's standard samples.
- 8 Bevelled edge mirrors in all bathroom(s) and powder room.
- 9 Frameless clear glass shower enclosure with chrome knob and hinges in Master Ensuite.
- 10 Framed shower door on shower stalls as per plan and where applicable.
- 11 Privacy locks on all bathroom and powder room doors.
- 12 Pressure balance valve to all shower stalls and tub/showers as per plan.
- 13 Shut-off valves for all bathroom and powder room sinks.
- 14 Exhaust fans vented to exterior in all bathroom(s) and powder room.

LAUNDRY

- 1 Laundry cabinet with upper, complete with drop-in sink, as per plans.
- 2 Electrical outlet for washer and dryer.
- 3 Connections for water and drain for washing machine, as per plans.

PAINTING

- 1 Interior paint, finished areas from Vendor's standard samples.
- 2 Interior trim and doors to be painted one colour (white).
- 3 Smooth ceilings throughout lower, main and upper level.

ELECTRICAL

- 1 All wiring in accordance with utility authority standards.
- 2 200 Amp service with circuit breaker panel to utility authority standards.
- 3 Electrical copper wiring.
- 4 One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door.
- 5 One electrical outlet on soffit area with interior switch. Location to be determined by the Vendor.
- 6 Electric door chime at front door.
- 7 Twenty (20) interior LED pot lights on the main floor, locations to be determined at Design Studio.
- 8 Decora switches and plugs throughout, white colour.
- 9 Fluorescent lighting included for kitchen valence.
- 10 Switch controlled receptacle in living room.
- 11 Ceiling mounted light fixtures where applicable.
- 12 Split receptacle(s) at counter level for future small appliances.
- 13 Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- 14 Water resistant light fixtures in all shower stalls.
- 15 Smoke detector(s) equipped with strobe lights installed as per O.B.C.
- 16 Carbon monoxide detector as per O.B.C.
- 17 Purchaser to pay as an adjustment on closing a fee in the amount of \$500 (plus HST) for hydro installation and connection.

ADDITIONAL FEATURES

- 1 Complete Central Vacuum (all pipes collected into garage).
- 2 Pre-wire for Cable T.V outlet in three (3) locations.
- 3 Pre-wire for Telephone outlet in two (2) locations.
- 4 6" Cornice moulding in foyer and main hall, as per plan.
- 5 Waffle ceiling in family room with cornice moulding, as per plan.

**** NOTE:** Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.

All finishes herein are selected by the Vendor from its standard samples. In the event of multiple standard samples for any item herein, The Vendor's determination of same is final.

WARRANTY: All homes covered by TARIION WARRANTY CORPORATION for 7-year major structural and 2-year and one (1) year limited warranties.

| | |
|----------|----------|
| Initials | Initials |
|----------|----------|

FINAL