

SCHEDULE “B”

STANDARD LUXURY FEATURES & FINISHES

EXTERIOR FEATURES

1. Architecturally designed exteriors which may include clay brick, stone, pre-cast detail, ornamental trim details, brick arches, keystones and other masonry detailing, as per applicable plan. Some sections of the Dwelling may be constructed of vinyl or aluminum siding or wood, subject to Vendor’s specification.
2. Exterior colours and siting will be architecturally coordinated to conform to architectural control guidelines.
3. Entry-resistant framing on all perimeter doors.
4. Glazed panel in front entry door and/or sidelight, and/or transom (as per applicable elevation).
5. Poured concrete front porch, where applicable.
6. Self-sealing shingles with a limited lifetime manufacturer’s warranty and/or metal roof (as per plan).
7. Pre-finished maintenance-free aluminum soffits, eavestrough, fascia, downspouts and vinyl siding, as per plan and elevations.
8. Steel insulated exterior doors with weather-stripping and deadbolt lock. Additional blocking at all exterior door jambs.
9. Vinyl casement or vinyl single hung thermopane windows throughout with Low-E Glass (in White). Basement window to be vinyl.
10. Pre-cast concrete windowsills, headers and entrance arches (as per elevation).
11. Molded paneled sectional roll-up garage doors with inserts, as per elevations.
12. Insulated metal entry access door from the garage to house, grade permitting.
13. Concrete garage floor with reinforced grade beams.
14. Poured concrete basement walls with heavy damp proofing (drainage membrane) and weeping tile preformed drainage membrane to all exterior walls, excluding garage.
15. Fully sodded lot with precast concrete slab front walkway. Precast step(s) at rear door, as required by grade.
16. Paved driveway, base coat only included. Purchaser to pay for finish top coat.
17. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
18. Precast address number plaque. Location as per architectural control guidelines.
19. 2” x 6” exterior wall construction.
20. Cold cellars, as per plan, with weather stripped solid core door, light, floor drain and vent(s).

INTERIOR FEATURES

1. 9’ ceilings on the main floor, 8’ ceilings in basement and 8’ ceilings on the second floor (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings). Bulkheads are necessary for mechanical and structural requirements and, where they exist, the ceiling heights are reduced.
2. Dropped ceilings and bulkheads over kitchen cabinets and main baths (where applicable).
3. Smooth ceilings throughout.
4. 9’ coffered ceilings. (as per applicable plan).
5. Wire shelving installed in all closets.
6. Natural oak veneer main stairs with oak veneer stringers, oak posts from main floor to second floor.
7. Natural oak nosing in upper hallway under all pickets.
8. Natural oak handrails with 1-5/16” oak pickets plus 2 3/4” square oak post (where applicable), main floor to Second floor.
9. Two panel straight moulded interior passage doors throughout, including all closets, as per plan. Not applicable to cold cellar or exterior areas.
10. 3” baseboard throughout. Trim on all doors and windows in finished areas where applicable.
11. All archways are trimmed.
12. Sliding thermal-glazed patio door(s) as per applicable plan. Additional screws at patio door(s) to prevent lifting.
13. Satin Nickle finish handle interior door hardware.
14. Interior walls to be painted with premium quality latex paint. Purchaser’s choice of colour from Vendor’s samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
15. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls.
16. Duct cleaning at time of occupancy.

KITCHEN FEATURES

1. Quartz kitchen countertop of Purchaser’s choice from Vendor’s standard samples.
2. Kitchen cabinets with extended uppers as per plan of Purchaser’s choice of styles from Vendor’s standard samples.
3. Island with base cabinet and extended bar top (as per plan).
4. Stainless steel undermount sink with single lever Moen pull-out kitchen faucet of Purchaser’s choice from Vendor’s standard samples.
5. Two-speed exhaust white hood fan vented to exterior.
6. Heavy-duty receptacle for stove.
7. Dedicated electrical outlet for refrigerator.
8. Split electrical outlets at counter level for small appliances.
9. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Space for dishwasher left open (no cabinet).

BATHROOM FEATURES

1. Ceramic wall tiles in tub and shower enclosure to ceiling height, with 1 row 13” x 13” around oval tub (where applicable). Wall tile does not apply for free standing tubs.
2. Post formed arborite or formica vanity countertops of Purchaser’s choice from Vendor’s standard samples (where applicable).
3. Water-saver showerhead, toilet and faucets.
4. Pressure-balance valves in all showers.
5. Mirrors in all bathrooms and powder rooms.
6. White bathroom fixtures from Vendor’s standard samples.
7. Framed glass shower door in Ensuite Bathroom, as per plan.
8. Acrylic bathtubs, as per applicable plan.
9. Electrical outlets for small appliances beside vanity in all bathrooms.
10. Exhaust fans in all bathrooms to be vented to exterior.
11. Privacy locks on all bathroom doors.
12. Single-lever washer-less faucets with pop-up drains in all vanities.
13. Pedestal sink in powder room as per plans.

LAUNDRY FEATURES

1. Laundry tub with hot and cold-water faucet, as per plan.
2. Heavy duty electrical outlet for washer and dryer.
3. Dryer vented to exterior.
4. Laundry room floor may be sunken to accommodate entry door(s) in laundry (if required).
5. Second floor laundry room equipped with floor drain and curb, as per applicable model.

FLOORING

1. Ceramic tile flooring, 13 x 13, is standard in foyer, kitchen/dinette area, powder room, all bathrooms and main floor laundry room, from Vendor’s standard samples, as per plan.
1. Laminate flooring in finished areas on Main floor (except tiled areas).
2. 40oz broadloom with underpad throughout second floor (except tiled areas).
3. Concrete basement floor with drain.

ELECTRICAL

1. 100 amp electrical service with circuit breaker panel.
2. Decora-type white switches throughout.
3. Ceiling light fixtures in all bedrooms.
4. Switch-controlled receptacle, in living room.
5. Strobe light smoke detector on every floor in every room and hallway.
6. Carbon monoxide detector.
7. Shower light in all shower stalls, where applicable.
8. Two electrical outlets in the garage (one in ceiling for future door opener).
9. Electric door chime with doorbell at front entry.
10. Copper wiring throughout.
11. Installed exterior light fixtures.

ADDITIONAL PROVISIONS

1. Rough-in 3-piece washroom in the basement (drains only, no water lines).
2. Pre-wiring for telephone outlet in Kitchen, and Master bedroom, as per vendor’s plan. Purchaser is to arrange finishing details directly with the phone company after closing.
3. Pre-wiring for four RG6 coaxial cable TV outlets Family Room/Great Room/Den and all bedrooms locations as per Vendor’s plan. Purchaser is to arrange finishing details directly with the cable company after closing.
4. Rough-in for central vacuum system to garage.
5. Rough-in for central air conditioning.
6. Security rough-in wiring on all exterior doors on the main floor. Pre-wiring for one keypad by the front door and one motion detector.

HEATING/INSULATION

1. Forced air heating system with ducting sized for future central air systems. Thermostat centrally located on main floor.
2. * R60 insulation for attic ceiling area over habitable areas. Weather stripped access, as per Ontario Building Code requirements.
3. * R22 insulation in exterior habitable walls, as per Ontario Building Code requirements.
4. * R31 spray foam to garage ceilings and overhangs, as per Ontario Building Code requirements.
5. * R20 continuous insulation on basement walls, as per Ontario Building Code requirements.
6. H.R.V. (Heat Recovery Ventilation unit), simplified installation.
7. Hot water tank is a rental gas unit, power vented to exterior. Purchaser will execute rental agreement with provider.

CUSTOMER FRIENDLY UPGRADE PROGRAM

Vendor will provide quotations prior to construction for extras or custom finishes for interior features. Purchasers will have the opportunity to make upgraded interior selections when they attend to choose their colours and materials.

LOOKOUT AND WALKOUT CONDITIONS

1. Some lookout lot conditions shall include as standard a 6’ x 8’ deck with steps to grade and larger basement windows as grade permits, the cost of which is to be added to the purchase price.
2. Some walkout lot conditions shall include as per plan a 6’ x 8’ deck, sliding patio door in basement and large, rear basement windows as per applicable plan, the cost of which is to be added to the purchase price.

TARION WARRANTY CORPORATION COVERAGE

1. Warranty backed by Ontario New Home Warrant Program, Tarion, which includes:
2. The home is warranted against major structural defects for 7 years.
3. The home is free from defects in workmanship and materials for 1 year.
4. Purchaser to pay the Tarion Warranty Program enrolment fee.

CONDITIONS

1. All selections are to be made from the Vendor’s standard samples and are subject to availability. If the purchase is made after the materials that the Purchaser would typically select have been ordered, the Purchaser will not have the ability to make selections with respect to such materials. All selections are final and no changes will be accepted.
2. All plans, elevations and specifications are subject to modification from time to time by the Vendor as required for compliance with the Ontario Building Code.
3. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., maybe for display purposes only and may not be included in the Dwelling.
4. House types and streetscapes subject to final approval by the municipality’s architectural committee and final siting and approval by the Vendor’s architect.
5. The purchaser shall indemnify and save the vendor, its servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the Real Property forms a part of, whether with, or without authorization, express or implied, by the vendor.
6. Variations from Vendor’s standard samples may occur in all materials due to normal production process.

7. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
8. Steps to front, side and rear doors where applicable may vary due to grading variances.
9. Because of siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions and/or architectural control guidelines. Exterior architectural features may be added to altered as required by such architectural guidelines.
10. The siting of the Dwelling on the Real Property and the floor plans and elevations of the Dwelling may be reversed at the sole discretion of the builder.
11. The purchaser acknowledges that at the Vendor's sole discretion door swings may be different than those indicated on brochures and ceilings and walls may be modified to accommodate mechanical systems, and the Purchaser agrees to accept such modifications.
12. The Purchaser acknowledges and accepts that all dimensions in this Agreement are approximate, window locations and actual areas may vary depending on elevation selected, and usable floor space may vary from the stated floor area.
13. The Purchaser acknowledges that the lot including the home being constructed thereon is, until Closing, considered a workplace and construction site and as such is governed by the laws and regulations applicable to same. The Purchaser therefore acknowledges not being permitted unsupervised entry or access to such workplace and construction site and further agrees and covenants not to attempt to gain entrance and access to same except with the prior written consent of the Vendor. The Purchaser agrees to follow all safety practices as prescribed by law during any such pre-arranged visit to the workplace and construction site.
14. Location and size of windows and doors may vary with walk-out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.
15. NO PURCHASER SHALL BE ALLOWED TO PERFORM ANY WORK OR SUPPLY MATERIALS TO THE DWELLING PRIOR TO CLOSING.
16. Purchaser's choice of interior colours and materials to be chosen from the Vendor's standard samples provided that they have not yet been ordered. Within ten (10) days following the Vendor's request, the Purchaser shall attend at a location specified by the Vendor and will provide to the Vendor a signed selection sheet containing the colours and finishes that he/she has chosen from the Vendor's standard samples. If the Purchaser fails to attend at the location specified by the Vendor and/or fails to choose colours or finishes within the time periods requested, the Vendor may choose the colours and finishes for the Purchaser, and the Purchaser agrees to accept the Vendor's selections.

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDOR'S STANDARD SAMPLES OF THE FOLLOWING (subject to Vendor's conditions)

- Flooring, ceramic wall tile at bathtub and separate shower enclosures where applicable, foyer, kitchen, breakfast area, all washrooms.
- Kitchen and bathroom cabinets and countertops.
- Wall-to-wall broadloom on second floor. Purchaser's choice of one colour from Vendor's standard samples.
- Interior wall colour.
- Purchaser's choice of exterior colour packages from Vendor's standard samples, subject to availability and architectural control.
- Colour boards are regularly updated and certain colors and materials may not be available at time of construction. Any substitution will be for materials of equal or better quality.

*Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better quality. A wide variety of upgrades and options are available.
E. & O.E. Jan, 2021.*