



Schedule "B" to Agreement of Purchase and Sale

Features and Finishes

EXTERIOR CONSTRUCTION FEATURES

1. Architecturally designed homes with brick and/or stone, pre-cast stone accents, vinyl siding, aluminum, exterior trim features, hardie board and/or smartside and vinyl siding (on gable ends) in selected locations and as per elevation, concrete porches, decorative columns and shutters. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (front elevations side window indentation to be vinyl).
2. 2" x 6" exterior wall construction. Homes will have offset 2"x4" stud party walls and sound attenuation insulation to reduce sound transmission.
3. Custom grey precast individual house numbers.
4. Entry-resistant framing on all perimeter doors.
5. Glazed panel in front entry door or sidelight (as per elevation).
6. Downspouts deliver rain water to front, rear or side yards.*
7. Self-sealing fiberglass shingles (manufacturer's warranty).
8. Pre-finished aluminum or vinyl, soffits, fascia, downspouts and vinyl siding.*
9. Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.*
10. Luxury exterior low E argon vinyl casement or hung windows on front elevation, low E vinyl casements on sides and rear.*
11. Low E argon vinyl thermo slider basement windows with screens.
12. Premium quality moulded paneled sectional roll-up garage doors with plexiglass or glass inserts equipped with heavy-duty springs and long life rust-resistant door hardware. *
13. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
14. Pre-cast slab walk to front entry from driveway and precast slabs at rear sliding patio/garden door at walkout to rear yard, excluding lots with a doorguard, all doorguards painted black and secured through the exterior finish. *
15. Two exterior taps-one in garage and one in rear, and three exterior electrical outlets, one in front, one in rear and one holiday outlet located in front soffit complete with switch all with ground fault protection.
16. Black grip set for front door lock set and exterior black coach lamps. *
17. All windows are fully caulked with quality brand caulking.
18. Asphalt paved driveway. Vendor not responsible for future settlement (See Agreement).
19. Screened windows and sliding patio doors, as per plan.
20. Direct insulated access door from garage to house with deadbolt and safety closer (where grade permits). *

KITCHEN FEATURES

1. Kitchen cabinets with taller upper cabinets. +
2. Homes will have granite level 1 with 3/4" straight-edge countertop in kitchen without a bullnose, backsplash, or backledge. Between the granite and the wall, will be sealed with clear silicone. *+
3. Double stainless steel ledge-back sink with a single lever faucet and vegetable spray. *
4. Kitchen exhaust fan vented to exterior.
5. Dishwasher rough-in for electrical and plumbing only in space for dishwasher. Dishwasher hook up is included. Electrical wiring for dishwasher ready for connection at panel/breaker.
6. Dedicated electrical outlet for refrigerator.
7. Split electrical outlets at counter level for small appliances (small appliances not included).
8. Heavy-duty receptacle for stove.
9. Colour co-ordinated kickplates to compliment cabinetry.
10. Breakfast bar. *

BATHROOM FEATURES

1. Water resistant board at tub and shower enclosure walls up to ceiling.
2. Choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples.
3. Lighting in bathroom and powder room.
4. Colour co-ordinated kickplates to compliment cabinet.
5. Energy efficient water saver shower head and toilet tank.
6. Ensuite bath off master bedroom with free-standing bathtub and separate shower. *
7. Electrical outlet with ground fault protection for small appliances beside vanity in bathroom.
8. Exhaust fan vented to exterior in bathroom.
9. Privacy lock on bathroom door.
10. Single-lever washerless faucet with pop-up plug in vanity.
11. Vanity with sink or pedestal sink in powder room. *
12. Choice of 6" x 8" ceramic wall tile for main bathtub enclosure and shower stall walls from Vendor's standard samples.
13. Choice of 12" x 12" or 13" x 13" ceramic floor tile from Vendor's standard samples. *+
14. Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.
15. Acrylic or Vikrell bathtub as per plans. *
16. Water temperature balance sensor in shower/tub.
17. Separate shower in master ensuite will be glass shower and/or have a framed glass shower with door and vapourproof light.*

INTERIORS

1. Approximately 9' ceiling on all above ground, main floor and second floor (except for basement/lower level, powder room and main floor laundry room or where duct work requires a lower height). *
2. Tray ceiling in the master bedroom with raised area.*
3. Oak stairs with oak hand rail and pickets for main staircase in natural finish.
4. Stair landing in finished area to be 2 1/4" x 3/4" natural prefinished hardwood.
5. 2 panel interior passage doors throughout (excluding sliding closet doors, rounded or oversized arches).
6. 4 1/4" baseboard throughout with quarter-round in all tiled areas.
7. 2 3/4" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches)*
8. All drywall applied with screws, using a minimum number of nails.
9. Brushed nickel lever interior door hardware (paint grade hinges).

FAMILY OR GREAT ROOM FIREPLACE

1. Electric fireplace that is surface mounted and hardwired. +*

FINISHED LAUNDRY ROOM FEATURES

1. Laundry tub with hot and cold-water faucets. *
2. Heavy-duty electrical outlet for dryer.
3. Dryer vented to exterior.

LIGHTING AND ELECTRICAL FEATURES

1. Electrical outlets in all bathrooms and powder room include ground fault protection.
2. 100 amp electrical service with breaker panel.
3. Light fixtures in all bedrooms, kitchen, dining room, family room, bathrooms, laundry room + upper hall ceilings and switched electrical outlet in living room. *
4. Electrical outlet on the garage wall and one on the garage ceiling.
5. Electronic door chime.
6. Cable tv wired (connection service not included) in family room and master bedroom.*
7. Telephone rough-in for kitchen, family room and master bedroom.
8. Rough-in central vacuum outlets. Central vacuum terminates in garage.
9. Dedicated electrical outlet within 3' of central vacuum termination in garage.
10. Smoke/carbon monoxide detector on every level and smoke detector in each bedroom.
11. White Decora-style light switches and plugs throughout.

HEATING, INSULATION AND ENERGY EFFICIENT FEATURES

1. Forced air high-efficiency gas furnace with electrical ignition and power vented to exterior.
2. Dehumidifier in basement and humidifier installed on furnace to assist in balancing moisture level.
3. Heat recovery ventilator (HRV) included in all homes.
4. Thermostat centrally located on main floor.
5. Insulation in exterior walls, roof and in basement as per building code and expanding foam insulation for garage ceiling under living space.
6. Weather stripping on all exterior doors.

PAINTING

1. One coat of low VOC white paint and one coat of primer on all walls.
2. Trim and doors to be painted builder's white.
3. Choice of one colour for walls from Vendor's samples. +
4. Ground floor/main floor/upper floor will have smooth ceiling in kitchen, bathroom & finished laundry room.*
5. Sprayed stipple ceiling with smooth borders throughout ground floor/main floor/upper floor, except in bathroom and finished laundry (all closets will have sprayed stipple ceiling only).*

FLOOR COVERINGS

1. 2 1/4" x 3/4" natural prefinished hardwood throughout the main floor excluding tiled areas.+*
2. Choice of 12" x 12" or 13" x 13" ceramic floor tile from Vendor's standard samples through vestibule, kitchen/ breakfast area, powder room, all bathrooms, and above-grade laundry room. *+
3. 40 oz. broadloom with 12mm underpad in all other finished areas excluding tiled areas (one colour throughout from Vendor's standard samples). +

ALSO INCLUDED

1. Cold room with a steel insulated door and a floor drain. *
2. 3-piece rough-in for future bathroom in basement. *
3. Shut-off valves on all hot and cold water lines on all sinks and toilets.
4. Concrete garage floor (not sealed or painted).
5. Poured concrete front porch (not sealed or painted).
6. Concrete basement floor with drain (not sealed or painted). *

WARRANTY:

Standard TARION Warranty protection

*AS PER PLAN +AS PER VENDOR'S STANDARD SAMPLES

Selection of floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to availability. Variations may occur in natural man-made materials, including brick, cabinet(s), floor and wall finishes due to the production process (colour of the basement windows and the windows on the rest of the home may differ). Purchaser is notified that the laundry area may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from inside the home to garage will be eliminated or, provided it is permitted by the municipal building code, a landing may be added in the garage, at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Purchasers are notified that the new home design may have an attic hatch located in a closet and/or on an interior wall. Corner lots and priority lots may have special treatments which may require window or external stair location changes and interior modifications to balance and improve the elevations of the house exposed to the street or to conform to zoning. The Purchaser accepts these changes as necessary and same shall not constitute a material amendment. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which are not included in the standard finishes unless so noted herein. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, rooflines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions, risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions. Actual square footage may vary slightly depending on elevation selected. Ceiling height in laundry room and powder room may be modified to accommodate mechanical systems, duct work or architectural changes (some walls may be modified also). Carpeting may be seamed under certain conditions. Builder will not hook up appliances. E. & O.E. September 27, 2019