

Schedule “A”



The following standard features and finishes are included in the Purchase Price, as per plan, and are subject to the terms and notes below. Capitalized terms used here have the meanings given to them in the Agreement.

PP as per plan or as per elevation · S Purchaser selection from the Vendor’s standard samples · PP/S both apply

1. EXTERIOR AND ELEVATION

- 1.1 Architecturally controlled exterior elevations, complete with vinyl siding, brick veneer and stone veneer accents and vinyl trim details, in the locations and combinations shown on the exterior elevation approved under the architectural control process applicable to the Lot. Full course masonry is not included. PP
- 1.2 Broad selection of exterior colour packages, blended by the Vendor to give variety throughout the streetscape. The Vendor may assign, restrict or substitute an exterior colour package for any Lot in order to comply with architectural control. S
- 1.3 Low-maintenance, pre-finished aluminum soffits, fascia, eavestroughs and downspouts, all colour-coordinated.
- 1.4 Self-sealing asphalt shingles, colour-coordinated.
- 1.5 Decorative coach light or lights on exterior elevations. PP
- 1.6 Architecturally inspired front entry door of insulated steel, approximately 7 ft. in height, complete with side panel window, brushed nickel grip set, dead bolt and key lock. PP
- 1.7 Poured concrete front porch, complete with poured in place or pre-cast concrete front entry steps. The number of risers varies with the final approved grading.
- 1.8 Pre-cast concrete slab walkway from the driveway to the front entry, where grade permits. PP
- 1.9 Sunken entrances may be required due to grading and/or as per plan. PP
- 1.10 House address numbers, style and location as determined by the Vendor.

2. STRUCTURE, FOUNDATION AND BASEMENT

- 2.1 Poured concrete basement walls of approximately 8 ft. in height, complete with damp proofing, weeping tile and an exterior drainage membrane.
- 2.2 Poured concrete basement floor.
- 2.3 2x6 exterior wall framing throughout the above grade portion of the Dwelling.
- 2.4 Engineered floor joist system.
- 2.5 Pre-engineered roof truss system, designed and certified by the truss manufacturer.
- 2.6 Exterior sheathing and house wrap, installed to the requirements of the Ontario Building Code.
- 2.7 Exterior windows and doors sealed with high grade caulking, and all exterior doors completed with weather stripping.
- 2.8 The basement is to be left unfinished. Basement walls are not framed, drywalled or finished, no basement ceiling is installed, and the basement floor remains unfinished concrete, except for those items expressly listed in this Schedule “A”.

3. WINDOWS AND EXTERIOR DOORS

- 3.1 Colour-coordinated, Low-E, argon-filled, double-glazed vinyl casement windows throughout the above grade portion of the Dwelling. PP
- 3.2 White vinyl slider windows to the basement. PP
- 3.3 Screens to all patio sliding doors and all operable windows.
- 3.4 Sliding patio door or garden door at the rear, complete with brushed nickel hardware and dead bolt. PP

4. INSULATION AND ENERGY EFFICIENCY

- 4.1 R22 insulation to the exterior walls.
- 4.2 R60 blown insulation to the attic.
- 4.3 R31 batt insulation to ceiling areas having no attic space, including sloped and cathedral ceilings. PP
- 4.4 R31 foam insulation to exposed floor areas. PP
- 4.5 R20 basement wall wrap insulation.
- 4.6 All insulation installed as per the Ontario Building Code.
- 4.7 Heat Recovery Ventilator (HRV) or Energy Recovery Ventilator (ERV), ENERGY STAR certified or of equivalent tested performance, for balanced fresh air exchange, energy efficiency and a healthier home.
- 4.8 Drain water heat recovery unit, installed where required to satisfy the energy efficiency compliance path applicable to the Dwelling.
- 4.9 Air tightness testing by an independent third party, where required for Ontario Building Code compliance.

5. HEATING, COOLING AND VENTILATION

- 5.1 High efficiency forced air space heating, heat pump with backup heat or a high efficiency furnace, as determined by the Vendor.
- 5.2 Programmable thermostat.
- 5.3 Central air conditioning. Where the space heating system is an air source heat pump, that system provides the central air conditioning. Where a furnace is installed, a central air conditioning unit is included.
- 5.4 Exhaust fans vented to the exterior in all Bathrooms. PP

- 5.5 Gas line rough-in for a future range, where natural gas service is provided to the Dwelling. Where the Dwelling is all electric, the range is served by the electrical outlet described in item 8.8. PP

6. PLUMBING

- 6.1 Domestic hot water heater, which may be a gas fired, electric or heat pump type, tank or tankless, as determined by the Vendor to meet the energy design for the Dwelling, supplied on a rental or lease basis by a supplier designated by the Vendor.
- 6.2 Shut-off valves to all sink faucets and plumbing fixtures.
- 6.3 Two (2) exterior hose bibs; one (1) located in the garage and one (1) at the rear of the Dwelling. PP
- 6.4 Three (3)-piece bathroom rough-in in the basement. PP
- 6.5 Sump pit and sump pump, installed where required by the approved grading and servicing design for the Lot.
- 6.6 Water and sanitary services connected to the municipal system.

7. ELECTRICAL

- 7.1 100-amp electrical service with breaker panel and copper wiring throughout the Dwelling.
- 7.2 All electrical to meet Electrical Safety Authority (ESA) standards.
- 7.3 White Decora-style light switches and receptacles throughout.
- 7.4 Globe style ceiling fixture to all finished rooms. PP
- 7.5 Dining Room to receive a switched capped outlet in the ceiling. PP
- 7.6 Wall-mounted strip lighting over the vanity mirror in each Bathroom. PP
- 7.7 LED bulbs in all compatible fixtures.
- 7.8 Ground fault protected receptacles in Bathrooms, at kitchen counters, in the garage and at exterior locations, as required by the Ontario Electrical Safety Code.
- 7.9 Two (2) exterior weatherproof outlets; one (1) at the front porch and one (1) at the rear of the Dwelling. PP
- 7.10 Soffit receptacle for seasonal festive lighting. PP
- 7.11 One (1) receptacle installed on the garage wall and one (1) receptacle installed in the garage ceiling, for a future garage door opener. The garage door opener is not included. PP
- 7.12 Builder-standard lamp holders in the unfinished basement, all operated by a single switch.
- 7.13 One (1) receptacle below the electrical panel, where the panel is located in an unfinished area.
- 7.14 Wired and interconnected smoke detectors and carbon monoxide detectors, as per the Ontario Building Code.

8. KITCHEN

- 8.1 Cabinetry in a wide variety of styles and finishes. PP/S
- 8.2 Extended height (approximately 40 in.) upper cabinets. PP
- 8.3 Colour-coordinated kickplates to complement the cabinetry. PP/S
- 8.4 Laminate countertops with top-mount stainless steel sink and single lever faucet in the Kitchen. PP/S
- 8.5 Breakfast bar or island. PP
- 8.6 Stainless steel exhaust fan for the stove, vented to the exterior. PP
- 8.7 Rough-in for a future dishwasher, with plumbing and electrical connections. Final hook-ups to the dishwasher are not included. PP
- 8.8 Heavy duty (220 volt) electrical outlet for a future stove. PP
- 8.9 Split electrical outlets at counter level for small countertop appliances, as required by the Ontario Electrical Safety Code. PP

9. PRIMARY ENSUITE AND BATHROOMS

- 9.1 Wide selection of vanity cabinetry in a variety of styles and finishes, complete with post-formed laminate countertops and drop-in sinks. PP/S
- 9.2 Single lever chrome faucet or faucets, complete with pop up drains, in all Bathrooms. PP
- 9.3 Chrome tub and shower faucets, with pressure balance valves to all showers and to all tub and shower combinations. PP
- 9.4 Square or rectangular one-piece white seamless acrylic shower base. PP
- 9.5 Shower doors, glass enclosures and glass panels are not included at bathtub locations or at tub and shower combinations.



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9. PRIMARY ENSUITE AND BATHROOMS *(continued)*

- 9.6 Acrylic bathtub in the Secondary Bathroom or Bathrooms. PP
- 9.7 Choice of quality 8 in. x 10 in. wall tile for all tub enclosures and shower stall walls. PP/S
- 9.8 Water-resistant board installed to tub and shower enclosures, approximately 60 in. high.
- 9.9 High efficiency, water saving toilets throughout.
- 9.10 Vanity mirrors in the Primary Ensuite, Secondary Bathroom or Bathrooms. PP
- 9.11 Chrome bathroom accessories, comprising one (1) towel bar and one (1) toilet tissue dispenser in each Bathroom. PP
- 9.12 Privacy locks to all Bathroom doors. PP

10. FLOORING

- 10.1 Luxury vinyl plank (LVP) flooring throughout the finished main floor, including the front entry foyer, the Primary Ensuite, the Secondary Bathroom or Bathrooms and the Laundry area, and excluding Bedrooms. Floor tile is not included. PP/S
- 10.2 Choice of 30 oz. broadloom on approximately 1/2 in. underpad throughout all Bedrooms. PP/S

11. INTERIOR TRIM, DOORS AND HARDWARE

- 11.1 Contemporary style trim and casing throughout, with finished moulding applied to luxury vinyl plank flooring areas. PP
- 11.2 Modern 2-panel interior swing doors throughout, with the exception of Bedroom closets, which receive white panelled closet sliders. PP
- 11.3 Nickel lever interior door hardware throughout, with matching hinges. PP
- 11.4 White MDF or wire shelving in all Bedroom and linen closets. PP
- 11.5 Paint-grade basement stairs, complete with a painted handrail. PP

12. CEILINGS AND PAINT

- 12.1 Main floor featuring approximately 9 ft. ceilings, except at coffered, sloped or cathedral ceilings, and except where drops are needed for structural or mechanical systems. PP
- 12.2 Spray stippled ceilings with a 4 in. border throughout the Dwelling, with flat white painted ceilings in the Kitchen, Bathrooms and Laundry area. PP
- 12.3 One (1) coat of primer and two (2) coats of quality flat latex paint to all finished walls, in one colour throughout, from the Vendor's standard selection. S
- 12.4 All interior trim and interior doors painted white in a semi-gloss finish.

13. LAUNDRY

- 13.1 Taps and drain for a washing machine. PP
- 13.2 Shut-off valves to the laundry water connections. PP
- 13.3 Exterior venting for a dryer. PP
- 13.4 Heavy duty (220 volt) electrical outlet for a dryer and a dedicated (110 volt) electrical outlet for a washing machine. PP
- 13.5 Floor drain where the Laundry area is located in the basement. PP
- 13.6 The Kitchen and the Laundry area are prepared for the Purchaser's appliances, with the plumbing, venting and electrical connections described in items 5.5, 8.6 to 8.9 and 13.1 to 13.5 of this Schedule "A". Kitchen and laundry appliances are not included.

14. GARAGE

- 14.1 Attached garage, size and configuration as per plan. PP
- 14.2 Pre-finished sectional roll-up overhead garage door, complete with heavy duty springs and rust resistant hardware. Decorative glazing as per elevation. PP
- 14.3 Poured concrete garage floor, sloped to drain toward the overhead door.
- 14.4 Garage walls and ceiling common to the Dwelling to be insulated, drywalled, taped and gas-proofed to the requirements of the Ontario Building Code.

15. LOT, DRIVEWAY AND LANDSCAPING

- 15.1 Graded and sodded front and rear yards, in accordance with the approved grading plan and the requirements of the authority having jurisdiction. Narrow side yards between houses may be gravelled.
- 15.2 All driveways to be finished with asphalt, applied in two separate stages. The second coat is applied within approximately one year of the first coat. The driveway is the subject of an adjustment on Closing in accordance with the Agreement.
- 15.3 Boulevard and street tree planting, where required by the Municipality, in the locations and quantities determined by the Municipality.
- 15.4 The front and rear yards are graded and sodded as set out in item 15.1. The choice of fencing, decking, planting and other landscaping in the rear and side yards is left to the Purchaser. Rear and side yards are not fenced, decked, planted or otherwise landscaped by the Vendor, unless expressly required by the approved subdivision agreement or the architectural control documents.

16. GENERAL

- 16.1 The Purchaser acknowledges that the Dwelling may be sited as a reverse plan from what is shown in display materials.
- 16.2 Corner lots and priority lots may receive special treatment, which may require window changes and minor interior modifications to balance and improve the elevation of the Dwelling exposed to the street. The Purchaser accepts these changes as necessary.
- 16.3 The Purchaser is notified that roof lines may vary from those shown due to siting and structural roof framing requirements.

- 16.4 All interior selections will be made from the Vendor's standard samples during the Purchaser's Design Appointment, within the time and in the manner set out in the Agreement. S

17. TARION WARRANTY

- 17.1 The Dwelling is enrolled in the Ontario New Home Warranties Plan, administered by Tarion Warranty Corporation, and is covered by the statutory warranties provided under the Ontario New Home Warranties Plan Act.
- 17.2 The Vendor is a licensed vendor and builder under the New Home Construction Licensing Act, 2017.
- 17.3 The Purchaser agrees to pay the Tarion Warranty Program enrolment fee as an adjustment on Closing, in accordance with the Agreement.

GENERAL NOTES AND CONDITIONS

- 1. In this Schedule "A", an item tagged PP is provided as per plan or as per elevation, meaning that it is provided only where it is shown on the plan or elevation applicable to the Dwelling purchased. An item tagged S is selected by the Purchaser from the Vendor's standard samples then available, in the manner set out in the Agreement. An item tagged PP/S is subject to both.
- 2. The Vendor shall have the right to substitute materials for those designated in the plans and/or specifications, provided the quality is equal or better, and shall also have the right to make minor changes in plans, siting and specifications.
- 3. All exterior elevations, exterior materials, exterior colours, glazing and siting are subject to architectural control approval. The Vendor may alter, restrict or substitute any of them in order to obtain or maintain that approval, and may do so in the Vendor's sole discretion.
- 4. Specifications, terms and conditions are subject to change without notice. All renderings, floor plans, site plans and display materials are artist's concept, are not necessarily to scale, and all dimensions are approximate.
- 5. The Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and other finishes from the Vendor's standard samples, and to purchase upgrades from the Vendor's samples, in each case subject to availability. Where the Purchaser fails to make a selection within the time set out in the Agreement, or where an omission occurs on a colour selection sheet, the Vendor's selection shall be final and binding.
- 6. Variation from the Vendor's samples may occur in brick, stone, finishing materials, kitchen and vanity cabinetry, floor finishes and wall finishes, due to normal production processes and between production runs. Variations in colour, grain, texture, shade and veining occur naturally in these materials. Such variation is a characteristic of the material and is not a defect.
- 7. The Purchaser acknowledges that flooring may shrink and expand as a result of changes in temperature and humidity within the Dwelling, that this is a natural characteristic of the flooring, and that the Purchaser is advised to maintain a constant humidity level in order to reduce this tendency.
- 8. Ceiling heights are measured from the top of the unfinished subfloor to the underside of the unfinished ceiling, before the application of finishes, and exclude bulkheads and ceiling drops. Ceilings and walls may be modified to accommodate structural and mechanical systems.
- 9. The furnace, the domestic hot water heater (tank or tankless) and the central air conditioning unit, where provided, will be supplied on a rental or lease basis by a supplier designated by the Vendor. The Purchaser shall assume those contracts on the Closing Date without the need for further documentation, unless requested by the supplier.
- 10. The Purchaser acknowledges that any renderings, display materials or model homes are for public display purposes and may contain features, upgrades or finishes that are not included in the standard model offering.
- 11. Where the Purchaser is buying a Dwelling already under construction, the Purchaser acknowledges that there may be deviations from the floor plan or elevation of the model, and the Purchaser agrees to accept such changes as constructed.
- 12. There shall be no reduction in the Purchase Price and no credit to the Purchaser for any standard feature listed in this Schedule "A" that is deleted or omitted at the Purchaser's request.
- 13. In the event of any conflict or inconsistency between this Schedule "A" and the balance of the Agreement, the balance of the Agreement shall govern.
- 14. E. & O.E.

