



Schedule B - Luxury Standard Features

May 21, 2021

Architecturally controlled streetscape with attractive exterior colour schemes, styles, materials and elevations, as chosen from vendors preterminal colour packages.

SITE PREPARATION AND FOUNDATION

1. Poured concrete foundation wall width 8".
2. 6" Granular stone beneath basement floor.
3. 4" Thick poured concrete floor.
4. Damp proofing and drainage layer to perimeter of foundation wall.

FRAME SPECIFICATION

FLOOR SYSTEM

1. 5/8" Tongue & Grooved sub-floor glued and screwed.
2. Standard floor system (As Per Plan).
3. Steel beams.

EXTERIOR WALL

1. Premium grade with dried #1 grade lumber- 2"x6" plates and studs.
2. 7/16" OR 1/2 "wall sheathing.
3. Air barrier house wrap.
4. 9' ceilings on main floor.

INTERIOR WALL

1. Premium grade with dried #1 grade lumber. 2"x4" plates and studs.

ROOF SPECIFICATION

1. Engineered roof trusses to Canadian Standards or better.
2. Conventional roof's area's framed with dried #1 grade lumber.
3. 7/16" roof sheathing.

EXTERIOR FINISH SPECIFICATION

ROOF

1. Quality designer asphalt shingles, as chosen from Vendor's predetermined color packages.
2. Valleys consist of ice & water protection with metal valley flashing.
3. All eaves to have ice and water protections remainder of roof covered with synthetic underlay.

WINDOWS AND DOORS

1. Energy Star Vinyl casement windows with Low-e, Argon filled. As chosen from Vendor's predetermined colour packages.
2. Basement windows to be white vinyl, Low-e thermal sliders with screens (as per plan).
3. Quality Weather Stripping throughout.
4. Paint grade interior extension jambs.
5. Painted steel insulated man doors with automatic closers from garage to house as per plan.
6. All garage doors will be quality, climate resistant steel doors, baked enamel paint.

SOFFIT/FASCIA/TROUGH

1. Continuous aluminum vented soffit.
2. 5" seamless eave trough using hidden fastener.
3. 3" x 3" down pipes.



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EXTERIOR CLADDING

1. Stone and vinyl siding as per plan. As chosen from Vendor's predetermined colour packages.

MECHANICAL SYSTEMS SPECIFICATION

HVAC SYSTEM

1. High efficiency forced air furnace with centrally located thermostat.
2. Venting to outside for dryer.
3. Heat Recovery ventilation system.
4. DV36 Direct vent fireplace with floor to ceiling enclosed drywall as per plan.
5. Stainless Steel range hood over stove area vented to exterior.
6. Exhaust fans where applicable.
7. Central Air Conditioning as per plan size, and location to be predetermined by Vendor.

PLUMBING SYSTEM

1. ABS drains.
2. Pex water lines to all locations.
3. Two exterior water taps, one in the garage and one at rear of house.
4. One submersible sump pump. Location to be determined by Vendor.
5. Rough-in plumbing for dishwasher.
6. Electric hot water tank. Purchaser is required to execute rental agreement with rental company chosen by Vendor.
7. Sewage pit installed in basement for future basement bathroom. R/I Only.
8. Double Stainless Steel under mount Kitchen Sink with Faucet.
9. Single white laundry tub, as per plan.
10. Tubs and shower to have single lever chrome faucets.
11. Soaker tub in Ensuite and main bath where applicable.
12. Low flow white toilets.
13. White oval top mount sinks for bathrooms.
14. 3-piece basement bathroom rough in.

ELECTRICAL SYSTEM

1. 200-amp service with circuit breaker.
2. White Decorah switches and receptacles throughout finished areas.
3. Ground fault interrupter protection for all bathroom and powder room outlets.
4. Two cable and two phone outlets.
5. Electrical front door chime.
6. Interior smoke, carbon monoxide, strobe detectors as per building code standards.
7. Rough-in electrical for dishwasher and dryer.
8. Rough-in central vacuum system dropped to garage.
9. Heavy duty wiring and receptacle for stove.
10. Electrical outlets for fridge and at counter level for small appliances.
11. All wiring in accordance with the Electrical Safety Authority.
12. Light fixtures in all finished areas. Location to be determined by vendor.
13. Coach lights on the exterior, as per plan.

INTERIOR FINISHES SPECIFICATION

INSULATION

1. R22 batt insulation in exterior walls.
2. R60 blown in Attic insulation.
3. R20 blanket to basement - ceiling to floor.
4. 6 mil poly to all areas of batt and blown insulation.

DRYWALL

1. ½" Drywall throughout.
2. Rounded corners.
3. Smooth ceilings in the kitchen, laundry room, and bathrooms.
4. California knock down throughout the remainder of the finished areas.



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STAIR

1. Two story - Oak veneer stringers, solid oak treads, solid oak handrail with oak pickets - main floor to second level. Colour to match closely to hardwood flooring selection.
2. Bungalow – Open concept oak veneer stringers, Solid oak treads, solid oak handrail with oak pickets – Main floor to basement. Colour to match closely to hardwood flooring selection.
3. Bungalow – Closed staircase - Unfinished carpet grade stairs, with poplar wall-mounted handrail.
4. Basement – Basement to garage – Unfinished carpet grade stairs, with poplar wall-mounted handrail.

TRIM

1. Interior passage doors and closet doors as selected from the Vendor's standard samples. One type throughout house.
2. 3 ½” MDF Casing and 7” MDF baseboard throughout finished area. To be selected from Vendor’s standard samples.

HARDWARE

1. Lever style door hardware on interior passage doors throughout finished areas.
2. Entry grip set with deadbolt on front exterior door.

PAINTING

1. Trim and ceiling have one coat of primer and two coats of quality paint.
2. All interior walls (In finished areas) have one coat of primer and two coats quality paint.
3. Purchaser may choose up to 3 paint colours for the walls. 1 additional colour to be selected for ceiling and trim work.
4. Oak stairs and railing are stained and varathaned. stain to match as closely as possible to hardwood floors.

MILLWORK

KITCHEN

1. Custom designed kitchen cabinetry offered in a variety of finishes, styles and colours (From vendor’s samples).
2. An in-person meeting is included with the millwork designer to review all millwork drawings.
3. Solid surface countertops in kitchen to be selected from vendor’s standard samples.
4. Flush breakfast bars in kitchens as per plan.
5. Double stainless steel undermount sink.
6. Single lever faucet.
7. Dishwasher space provided, including electrical and plumbing rough in for future hook up.

VANITIES

1. Vanity cabinetry with laminate countertops all bathrooms from Vendor’s’ standard samples.
2. Single lever faucet from Vendor’s standard samples.
3. Top mount porcelain sinks from Vendor’s standard samples.
4. Pedestals sink in powder if applicable from Vendor’s standard samples.

FLOOR FINISHES

1. 4” x ½” Engineered hardwood floors as per plan. (Selected from Vendor’s standard samples).
2. Ceramic tiles as per plan. (Selected from Vendor’s s standard samples).

OTHER

1. Patio Stone sidewalk from front entry to driveway (driveway to be dressed with crushed stone screenings).
2. Front and side yards will be graded and sodded. Rear yard will be graded, topsoil and seeded - in area affected by Construction.
3. Mirrors included in all bathrooms, one mirror per sink.
4. Precast concrete steps at front, side and rear entrances where required by grade.
5. Eight-foot ceilings on second floor, as per plan if applicable. Ceiling heights may vary in raised or sunken floor areas, stairways, cathedral/vaulted ceilings, and bulkhead/dropped ceiling areas.



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6. Optional Cold cellar as per plan if applicable.
7. Additional options may be purchased as per Vendor's Optional Packages.

NOTES AND CONDITIONS

1. Vendor's samples subject to their timely availability from the Vendor's normal supplier.
2. Variations from the Vendor's samples may occur in all materials due to normal production process. (Includes but not limited to stone, wall and floor finishes, kitchen, and vanity cabinets).
3. Interior or exterior steps may vary at any entranceway due to grading.
4. Due to siting and grading conditions, garage man doors to house or side yard doors may be eliminated at the Vendor's discretion. (The door will be substituted for a wall, with no credit issued to the Purchaser).
5. All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, National Building Code.
6. The Purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the Vendor at its discretion may install thresholds as a method of finishing the transition between the two rooms.
7. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
8. The Purchaser acknowledges that finishing materials contained in any sales office or model home, including broadloom, furniture, cabinets, stained floor, staircase and railings, ornamental plaster etc, may be for display purposes only and not be included in the dwelling unit purchased herein.
9. House types and streetscapes are subject to final approval of the municipality or developer's architectural committee and final siting and approval of the vendor's architect.
10. The Vendor shall be entitled to reverse the plan of the house being constructed.
11. Purchasers may be required to reselect colours and/or materials from Vendor's samples because of unavailability or discontinuation.
12. Vendor has the right to substitute materials of equal or better value.
13. The Vendor is not responsible for shade differences occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood floors, cabinets, stone etc.
14. Location and size of windows and doors may vary with lookout and walkout conditions.
15. All dimensions are approximate. Furnace and hot water tank locations may vary.
16. The Purchaser shall indemnify and save the Vendor, it's servants and agents harmless from all actions, causes of action, claims, and demands for, upon or by reasons of any relatives, workman or agents who have entered on the Property or any of the subdivision of which the Property forms a part of the whether with or without the authorization, express or implied, of the vendor.
17. Drop ceilings and bulkheads may be required to accommodate mechanical systems.
18. Exterior and interior renderings used for marketing purposes are Artist's Conceptions only.
19. Covered under the Tarion Home Warranty Program.
20. Regarding all conversations discussing options, pricing, features etc when discussions only and the contract has been fully reviewed understands that whatever is not written in the contract they are not entitled to.

WARRANTY

Tarion Warranty Program.

1. Major structural defects for seven (7) years.
2. Free of defects in workmanship and materials on plumbing, heating, electrical and building envelope for two (2) years.
3. Free from defects in workmanship and materials for one (1) year).

All dimensions and square footages are approximate and conform to the regulations of Tarion Warranty Inc. official method when calculating the floor area. Floor area may vary from that stated. Specifications are subject to change without notice. E & O.E.

Homeowner Signature

Vendor Signature

Homeowner Signature

Vendor Signature

Date:

Date: