

GENERAL

1. All interior finishing materials are to be chosen with the assistance of Great Gulf Interior Design Consultants.
2. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
3. All exterior finishes and colours are selected by the Vendor and are subject to architectural control.
4. Homes are covered with Tarion Warranty Corporations; enrolment fees to be paid by Purchaser on closing.
5. All homes to have blower door test.
6. All homes are third-party tested and inspected.

EXTERIORS

7. All model types will be principally brick and siding construction as per applicable model/elevation.
8. Some sections of the house may be constructed of architectural stone, aluminium, vinyl siding, PVC, stucco, and wood as per architectural detailing as per applicable model/elevation.
9. Soldier coursing, brick arches, keystones and other masonry detailing as per applicable model/elevation.
10. All soffits, fascias, eaves and down pipes are prefinished aluminum or vinyl at the option of the Vendor.
11. Exterior house address number.
12. Self-sealing limited lifetime warranty laminate shingles.
13. Weather-stripping on all exterior doors and thresholds.
14. Fibreglass insulated double front entry doors as per applicable model/elevation. Glass inserts in front entry doors, as per applicable model/elevation.
15. Steel-clad side entry door (as per applicable model/elevation and as grading permits).
16. Steel-clad garage door to house (as per applicable model/elevation and as grading permits).
17. All sliding patio doors to be double glazed, PVC, with low E glass (as per applicable model/elevation).
18. All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.
19. All basement windows to be sliders, double glazed, PVC, with low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions. One (1) window in the basement to be sized to allow for emergency means of egress, as per applicable model/elevation.
20. Garage overhead metal/insulated door(s) with glass inserts as per applicable model/elevation.
21. All garage walls are to be completed to drywall and primed.
22. Front, rear, and side yards, if applicable, to be fully sodded. Some side yards to be stone, as per grading conditions.
23. Concrete front entry steps, as per grading conditions.
24. Precast concrete slab walkway to the front entry.
25. Exterior cold-water tap installed in garage and at the rear or front of the house, as per applicable model/elevation.
26. Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
27. Vendor will provide a two-coat asphalt driveway at a cost detailed in the Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
28. Stud partition walls between units are to be acoustically treated.
29. All exterior walls, interior partitions and flooring are built in our H+ME Technology facilities.

INTERIORS

30. Semi, 32.8' and 38' model types to have approximately 9 ft. ceiling heights on the main floor and approximately 8 ft. ceilings heights on the second floor, basement heights to be approximately 8 ft., except where precluded by bulkheads.
31. All finished areas to receive finished oak stairs with stained railings and metal pickets with a choice of stain from vendor's standard selection.
32. Two-panel square-style interior doors.
33. Approximately 2 ¾" casings on all windows and doors

34. Approximately 4" baseboards (with shoe mould in tiled and hardwood areas)
35. All closets to have wire shelving.
36. Gas fireplace as per applicable model/elevation with 8" marble surround and factory-approved safety barrier. Fireplaces are as per the applicable model/elevation only.
37. Satin nickel-coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with dead bolt on main entry door and single lever handles on interior doors.
38. One paint colour throughout the house, and all wall paint is zero VOC throughout.
39. Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms, and laundry room, which are smooth finish.

FLOORING

40. High-performance engineered flooring system "I" – joists, except for dropped areas to be conventionally framed.
41. O.S.B. Tongue and groove subfloor glued, nailed, and sanded.
42. Approximately 3" Prefinished engineered strip hardwood flooring with choice of colour from vendor's standard selection in all areas of the main, second-floor hallway and second-floor family room/loft, except where shown as tile, as per applicable model/elevation.
43. 35 oz. broadloom carpet in all bedrooms, as per plan. Includes one (1) colour choice of carpet from the vendor's standard selections.
44. Floor tile approx. 12" x 24" in the foyer, laundry area, and all bathrooms, or as per applicable model/elevation.

KITCHEN

45. Choice of finished kitchen cabinets with a dishwasher opening.
46. Single lever chrome flow efficient faucet with a pull-down sprayer.
47. 2cm quartz countertops for kitchen with a square edge (No backsplash) and a double stainless steel under-mount sink.
48. Stainless Steel ducted range hood fan over stove.
49. Rough-in plumbing and completed electrical outlet for future dishwasher.
50. Wiring and receptacle for stove.
51. Electrical outlets are located for the fridge and at the counter level for small appliances.

BATH/PLUMBING

52. Choice of vanity cabinets and laminate countertops with a white oval drop-in sink in all bathrooms.
53. All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.
54. Primary ensuite bathroom to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.
55. Primary ensuite bathroom to have double sinks as per applicable model/elevation.
56. Detached Models - Primary ensuite bathroom to include a white drop-in acrylic soaker tub with a deck mount faucet as per applicable model. Soaker tub to have a tiled deck and skirt with tile on surrounding wall approximately 18" in height.
57. Primary ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, and walls to be tiled to ceiling including waterproof pot light, per applicable model/elevation.
58. All bathtub enclosure walls in bathrooms to be tiled.
59. All bathtubs to be white acrylic, as per applicable model/elevation.
60. All toilets are to be white, elongated, flow efficient and regular height.
61. Exhaust fan in all bathrooms, vented to the exterior.
62. Privacy locks on all bathroom doors.
63. Single lever chrome flow efficient faucets on all sinks, except laundry tub.
64. Temperature control valves in all showers.
65. Chrome towel bar and toilet paper dispenser in all bathrooms.
66. Main floor powder room to contain a floating vanity cabinet with laminate countertop, a white oval drop-in sink, toilet and wall-mounted mirror.
67. Shut off valves for all sinks and toilets.
68. All water lines to be polyethylene tubing throughout.
69. Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).
70. Sump pumps are provided in all basements.

LAUNDRY

71. Second-floor laundry room equipped with floor drain as per applicable model/elevation.
72. Laundry room to have a free-standing laundry tub with a two-handle laundry faucet as per applicable model/elevation.
73. Laundry Tub and/or laundry facilities located in the basement as per applicable model/elevation.
74. Plumbing and electrical outlet for future washing machine.
75. Dryer vent and electrical outlet for future dryer.

ELECTRICAL

76. 200 amp. electrical service.
77. Copper electrical wiring throughout.
78. Electric light fixtures with LED bulbs provided in all rooms as per applicable model/elevation.
79. Exterior lights with LED bulbs at all exterior doors, as per applicable model/elevation.
80. Two exterior waterproof ground fault circuit Interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
81. White decora style switches throughout.
82. Electrical outlet for future garage door opener(s). One outlet for each garage door.
83. Smoke detectors with strobe light hard-wired to the electrical system, as per applicable code requirements.
84. Combination smoke detector/carbon monoxide detector hard-wired to the electrical system, as per applicable code requirements.
85. Doorbells to be installed at front entry /side entry doors as per applicable model.
86. Rough-in vacuum system, located in the basement for future connection as per applicable model/elevation.
87. One electrical outlet with two USB ports is located in the breakfast area.
88. One CAT6 capped outlet in the family room or great room to accommodate TV & internet.
89. One CAT5 capped outlet in the family room or great room to accommodate the telephone.
90. Rough-in conduit for future installation of an electric vehicle (EV) charger located in the garage.
91. A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.

HEATING, AIR CONDITIONING & INSULATION

92. Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) and includes a programmable thermostat installed. Hot water heater on a rental basis. Note: All mechanical equipment locations may vary from plan.
93. Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements
94. HVAC ducts are sized for future addition of air conditioning.
95. All insulation to be as per the Ontario Building Code requirements.
96. Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
97. Spray foam insulation to the garage ceiling below any habitable space above.

GENERAL PROVISIONS

1. The Purchaser hereby acknowledges and agrees that due to grading, drainage, building code requirements or other conditions or issues, the Vendor, in its sole discretion, may make changes to modify the floorplan, add and/or eliminate doors or steps without adjustment to the purchase price and without further notice to the Purchaser, including without limitation:
 - a. Eliminating the door between the garage and the laundry/utility room.
 - b. Eliminating the side door.
 - c. Installing step(s) with or without a railing in the garage due to different grading may interfere with or limit the use of the interior of the garage.
 - d. Lowering or creating a step down into the laundry/utility room to accommodate the garage door and/or side door to the laundry/utility room.

- e. Installing a deck depending upon the grading requirements for that particular lot.
- f. Entry steps may be required, varied, and/or eliminated to the house due to grading conditions.

2. The Purchaser acknowledges that finishing materials contained in any model home or sales office display, including but not limited to, broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgraded kitchen cabinets, stained staircases, railing, wallpaper, paint, landscaping and fencing, maybe for display purposes only and may not be of the same grade or type, or may not be included in the dwelling unit purchased herein.
3. Interior design consultation at The Design Studio on all finishes and colour packages included in the purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendors Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendors samples and are as per Vendor's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
4. Purchaser acknowledges the right reserved and/or easement in favour of the Vendor permitting entry for installation of berms, fences and/or landscaping, and the purchaser further acknowledges their undertaking to maintain the berms, fences and/or landscaping after installation.
5. The Purchaser acknowledges that the Vendor will only replace any obvious floor tile damages caused by settlement within the first year of closing, provided the Vendor is able to match the floor tile dye lots, colours and/or designs.
6. The Purchaser understands that the engineered flooring system comprises of some natural components and is subject to environmental factors. Indoor and outdoor humidity levels may influence its appearance by way of cupping and/or shrinkage of this material.
7. The purchaser acknowledges that all features are per applicable plan and are not standard on all plan types.
8. The Vendor shall have the right to at any time, without notice to the Purchaser, substitute other products and materials for those listed in this Schedule 'A' or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or being substituted.
9. Natural or natural simulated or broadloom products (i.e. wood, granite, stone, marble, laminate, engineered flooring, carpeting etc.) are subject to variations in shade, appearance, colour, grain and texture from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations.
10. Due to the nature or the natural grain in wood and the manual process in which stain is applied, there may be some variation in finished colour and texture from prefinished hardwood, including, without limitation, stairs, railings, nosings, trim, and pickets.
11. The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
12. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide a product of equal or better quality.
13. All dimensions, if any, are approximate and are subject to change without notice.
14. All specifications and materials are subject to change without notice.
15. Floor and specific features will depend on the Vendor's package as selected.
16. Unless specifically provided for in the purchase agreement, kitchen and laundry appliances, including, without limitation, a washer/dryer, stove, dishwasher and refrigerator, are not included in the purchase price.
17. Actual useable floor space may vary from the stated floor area(s).
18. Errors and Omissions Excepted

GREAT GULF LIVE GREATLY

greatgulf.com

BEMP-A Detached & Semis July 14th 2025

ALL ITEMS SHOWN ARE AS PER APPLICABLE MODEL. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples and are as per Vendor's specifications. All materials are subject to change without notice. Illustrations are artist's concept. E. & O.E. All plans and specifications are approximate. Actual usable floor space varies from stated floor area. Refer to Schedule A in Agreement of Purchase and Sale for full list of general provisions. Note: Actual usable floor space may vary from the stated floor area.



singles & semis
features & finishes