

## GENERAL

- All interior finishing materials are to be chosen with the assistance of an Interior Design Consultant selected by the Vendor.
- 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.
- Exterior finishes and colours are subject to architectural control:
- Detached/Semi-Detached: Selected by the Purchaser.
- Townhomes/Dual Frontage: Selected by the Vendor.
- Homes are covered with Ontario New Home Warranties Plan Act warranty; fees to be paid for by Purchaser on closing.
- All homes are third party tested and inspected by a certified energy modelling consultant.
- All homes are Energy Star certified.

## EXTERIORS

- Exterior construction and cladding as per applicable model/elevation:
  - Detached/Semi-Detached/Townhomes/Dual Frontage Townhomes: Principally first floor brick and second floor siding. Some sections may include architectural stone, aluminium, vinyl siding, PVC, and wood as per architectural detailing.
- Soldier coursing, brick arches, keystones and other masonry detailing as per applicable model/elevation.
- All soffits, fascias, eaves and down pipes are prefinished aluminum or vinyl at the option of the Vendor.
- Exterior house address number.
- Self-sealing limited lifetime warranty laminate shingles.
- Weather-stripping on all exterior doors and thresholds and precast stone thresholds.
- Front entry doors, as per applicable model/elevation:
  - Semi-Detached: Fibreglass insulated double front entry doors with glass inserts.
  - 45' Detached: Approximately 3' wide fibreglass insulated single front entry door with glass inserts.
  - Townhomes/Dual Frontage: Fibreglass insulated front entry door(s) with glass inserts.
- Side entry door:
  - Detached/Semi-Detached/Townhomes: Steel-clad side entry door as per applicable model/elevation and as grading permits.
  - Dual Frontage Townhomes: No side entry door.
- Detached/Semi-Detached: Steel-clad garage-to-house door as per applicable model/elevation and as grading permits.
- All sliding patio doors to be double glazed, PVC, with low-E glass (as per applicable model/elevation).
- Semi-Detached models only: All garden doors to be double glazed, with low-E glass (as per applicable model/elevation).
- All windows are to be triple-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.
- 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.
- Garage overhead metal door(s) with glass inserts as per applicable model/elevation.
- All garage walls are to be completed to drywall and primed.
- Front, rear, and side yards, if applicable, to be fully sodded. Some side yards to be stone, as per grading conditions.
- Concrete front entry steps, as per grading conditions.
- Precast concrete slab walkway to the front entry.
- Exterior cold-water tap installed in garage and at the rear or front of the house, as per applicable model/elevation.
- Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
- Vendor will provide a two-coat asphalt driveway at a cost detailed in 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.
- Stud party wall partitions between units shall meet OBC requirements for acoustics (Semi-Detached, Townhomes, and Dual Frontage Townhomes only).
- All exterior walls, interior partitions and flooring are built in our H+ME Technology facilities.

## INTERIORS

- Ceiling heights (except where precluded by bulkheads):
  - Detached: Approx. 8 ft. basement / 9 ft. main floor / 9 ft. second floor.
  - Semi-Detached/Townhomes/Dual Frontage: Approx. 8 ft. basement / 9 ft. main floor / 8 ft. second floor.
- All finished areas to receive finished oak stairs with stained railings, handrail and metal pickets with choice of stain from Vendor's standard selection as per applicable model.
- Basement stair(s) and handrail are unfinished.
- Two-panel square-style interior doors.
- Approximately 2 3/4" casings on all windows and doors.
- Approximately 3 7/8" baseboards (with shoe mould in tiled and hardwood areas).
- All closets to have wire shelving.
- Detached models only: 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.
- Satin nickel-coloured finish hardware on all interior and exterior doors. Deadbolt on side door entry where applicable. Grip set with deadbolt on main entry door and single lever handles on interior doors.
- One paint colour throughout the house; all wall paint is zero VOC throughout.
- Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms, and laundry room, which are smooth finish.

## FLOORING

- High-performance engineered flooring system "I"-joists, except dropped areas to be conventionally framed. O.S.B. tongue and groove subfloor glued, nailed, and sanded.
- Main floor, second-floor hallway and second-floor family room/loft finish, except where shown as tile:
  - Detached/Semi-Detached: Approximately 3" prefinished engineered strip hardwood flooring with choice of colour from Vendor's standard selection.
  - Townhomes/Dual Frontage: Approximately 7" laminate flooring with choice of colour from Vendor's standard selection.
- 35 oz. broadloom carpet in all bedrooms, as per plan. Includes one (1) colour choice of carpet from the Vendor's standard selections.
- Floor tile approx. 12" x 24" in the foyer, laundry area, and all bathrooms, or as per applicable model/elevation.

## KITCHEN

- Choice of finished kitchen cabinets with a dishwasher opening.
- Single lever chrome flow efficient faucet with a pull-down sprayer.
- Approximately 2cm quartz countertops for kitchen with a square edge (no backsplash) and a double stainless steel undermount sink.
- Stainless steel ducted range hood fan over stove.
- Kitchen appliances:
  - Detached: Rough-in plumbing and completed electrical outlet for future dishwasher; wiring and receptacle for future stove. Appliances are not included in the purchase price.
  - Semi-Detached/Townhomes/Dual Frontage: Kitchen to include approximately 30" stainless steel top-freezer refrigerator, approximately 30" stainless steel self-clean range with glass cooktop, and stainless steel built-in dishwasher.
- Electrical outlets are located for the fridge and at the counter level for small appliances.

## BATH/PLUMBING

- Choice of vanity cabinets and quartz countertops with a white rectangular undermount sink in all bathrooms.
- All bathrooms to have a wall-mounted mirror and vanity cabinet as per applicable model/elevation.
- Primary ensuite bathroom to have a wall-mounted mirror, vanity cabinet, and:
  - Detached/Semi-Detached/Townhomes: Double sinks.
  - Dual Frontage Townhomes: Single sink.
- Primary ensuite tub:
  - Detached/Semi-Detached only: Freestanding tub or white drop-in acrylic soaker tub with deck mount faucet. Soaker tub to have a tiled deck and skirt with tile on surrounding wall approximately 18" in height.
  - Townhomes/Dual Frontage: No bathtub in primary ensuite.
- Primary ensuite shower enclosure with walls tiled to ceiling including waterproof pot light:
  - Detached/Semi-Detached: Separate framed glass shower enclosure with preformed shower base.
  - Townhomes/Dual Frontage: Separate framed glass shower enclosure.
- All bathtub enclosure walls in bathrooms to be tiled.

- All bathtubs to be white acrylic, as per applicable model/elevation.
- All toilets are to be white, elongated, flow efficient and regular height.
- Exhaust fan in all bathrooms, vented to the exterior.
- Privacy locks on all bathroom doors.
- Single lever chrome flow efficient faucets on all sinks, except laundry tub.
- Temperature control valves in all showers.
- Chrome towel bar and toilet paper dispenser in all bathrooms.
- Main floor powder room to contain a floating vanity cabinet with quartz countertop, a white rectangular undermount sink, toilet and wall-mounted mirror.
- Shut off valves for all sinks and toilets.
- All water lines to be polyethylene tubing throughout.
- Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).
- Sump pumps may be provided in basements subject to site requirements (Townhomes and Dual Frontage Townhomes only).

## LAUNDRY

- Laundry room with floor drain, equipped with:
  - Detached: Second-floor laundry room; plumbing and electrical for future washing machine; dryer vent and electrical for future dryer. Laundry tub and/or laundry facilities may also be located in the basement as per applicable model/elevation. Washer and dryer are not included in the purchase price.
  - Semi-Detached/Townhomes: Second-floor laundry room with white washer and dryer (which may be stacked); plumbing and electrical for washing machine; dryer vent and electrical for dryer.
  - Dual Frontage Townhomes: Upper-floor laundry room with white washer and dryer (which may be stacked); plumbing and electrical for washing machine; dryer vent and electrical for dryer.
- Laundry room to have a free-standing laundry tub with a two-handle laundry faucet as per applicable model/elevation.

## ELECTRICAL

- Electrical service:
  - Detached/Semi-Detached: 200 amp.
  - Townhomes/Dual Frontage: 100 amp.
- Copper electrical wiring throughout.
- Electric light fixtures with LED bulbs provided in all rooms as per applicable model/elevation.
- Exterior lights with LED bulbs at all exterior doors, as per applicable model/elevation.
- 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.
- White Decora style switches throughout.
- Electrical outlet for future garage door opener(s). One outlet for each garage door.
- Smoke and combination smoke/carbon monoxide detectors with strobe light, hard-wired to the electrical system, as per applicable code requirements.
- Doorbells:
  - Detached/Semi-Detached/Townhomes: Installed at front entry and side entry doors as per applicable model.
  - Dual Frontage Townhomes: Installed at all front entry doors as per applicable model.
- Two electrical outlets with USB A & C ports located in the Primary Bedroom.
- One CAT6 capped outlet in the family room or great room to accommodate TV & internet.
- Rough-in conduit for future installation of an electric vehicle (EV) charger located in the garage.
- A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.
- Rough-in conduit for future solar energy.

## MECHANICAL SYSTEMS AND INSULATION

- Air conditioning:
  - Townhomes/Dual Frontage: Included.
  - Detached/Semi-Detached: Not included; HVAC ducts are sized for future addition of air conditioning.
- 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.
- Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements.
- All insulation to be as per the Ontario Building Code requirements.
- Spray foam insulation to the garage ceiling below any habitable space above.

## GENERAL PROVISIONS

- The Purchaser hereby acknowledges and agrees that due to, without limitation, grading, drainage, building code requirements, municipal setback 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:
  - Eliminating the door between the garage and the laundry/utility room;
  - Eliminating the side door;
  - Installing step(s) with or without a railing in the garage due to different grading which may interfere with or limit the use of the interior of the garage;
  - 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;
  - Lowering or creating a step down into the foyer;
  - Installing or eliminating a deck depending upon the grading requirements for that particular lot;
  - Entry steps may be required, varied, and/or eliminated to the house.
- 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, may be 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.
- Interior design consultation at The Design Studio on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendor's Interior Design Consultant from Vendor's samples and specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.
- 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.
- 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.
- 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.
- The Purchaser acknowledges that all features are as per applicable plan and are not standard on all plan types.
- 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.
- 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.
- Due to the nature of 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.
- 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.
- 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.
- All dimensions, if any, are approximate, and are subject to change without notice.
- All specifications and materials are subject to change without notice.
- The Purchaser may have requested the Vendor to construct an additional feature within the dwelling unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions, the Vendor is not able to construct or does not construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect.
- Floor and specific features will depend on the Vendor's package as selected.
- Unless specifically provided for in the purchase agreement, kitchen and laundry appliances, including without limitation, washer/dryer, stove, dishwasher and refrigerator are not included in the purchase price for Detached home types.
- Actual useable floor space may vary from stated floor area(s).
- Errors and Omissions Excepted.