

QUALITY CONSTRUCTION

1. Architecturally controlled community designed homes with genuine clay brick, structural precast stone, Hardie Board (or equivalent) siding and trim, decorative moldings and accent features.* House siting and exterior colour packages will be architecturally controlled.
2. Architectural features including raked and/or tooled masonry joints (Vendor’s choice), detailed dormers, metal roofs, decorative brackets, decorative columns, finials, shutters, turrets, box bay windows and copulas, as per elevation.
3. Corner lot elevations to receive enhanced details, as per Architectural Control.
4. 2' x 6' exterior stud walls with sheathing.**
5. Engineered roof systems with raised heel trusses.
6. Prefinished aluminum soffits, fascia, frieze, eaves troughs and downspouts, as per elevation.
7. Premium manufacturers shake like profile architectural shingles.
8. Pre-finished seamed metal roofs, as per elevation.*
9. Wood and steel beam construction.
10. 5/8" premium engineered OSB tongue & groove subfloor, nailed, glued & screwed.**
11. 3/8" plywood or 7/16" OSB roof sheathing, Vendor’s choice.**
12. Engineered floor joist system for all subfloors, not including landings.
13. Poured concrete basement walls with heavy duty damp proofing, weeping tiles, and exterior drainage membrane.
14. Rear covered concrete loggias with composite columns and concrete steps to grade.*
15. Poured concrete porches and portico’s on main entrance.* Precast patterned patio slabs to front door, layout of steps determined by Vendor.** Rear and side door(s), where applicable, to receive precast concrete step(s) where grading does not exceed 6 risers.
16. 10’ ceiling height on main floor, 9’ ceiling on 2nd floor, loft areas, and basement, except where bulkheads and/or dropped ceilings apply.**
17. Optional door from garage to exterior, grade permitting.*
18. Entry-resistant framing on all perimeter doors (excluding sliding patio doors).
19. Concrete garage floor with reinforced grade beams.
20. Rough-in BBQ gas line to rear of home (appliance not included), location determined by Vendor in the loggia area.
21. Three piece rough-in plumbing in basement.*
22. Two car garage, three car garage, three car tandem garage or four car garage, and storage areas, as per plan.
23. Garage interior to be finished with drywall, one coat of tape and primed.
24. Drain water heat recovery unit to be installed in each home.
25. PEX (cross-linked polyethylene) hot and cold-water lines throughout.
26. Front cold cellar with vent and drain.
27. “Grey Water Ready” system supplied and installed. Location and orientation may vary at Vendors discretion without notice. *
28. Fire suppression sprinkler system.**
29. Sump pump where applicable.*
30. Grinder pump where applicable.*

DOORS & WINDOWS

1. Premium 8' high insulated main front entry systems, featuring stained wood-grain texture with sidelight(s) and/or transom(s).* Grip set(s) with deadbolt lock on front elevation doors.*
2. All exterior doors, windows and building perforations to be foam insulated and fully caulked.
3. Insulated metal door from garage into house.* Where applicable, and at the Vendor’s sole discretion, the main floor at entry door(s) may be dropped a maximum of 2 risers to accommodate the entry door(s); the main floor laundry, mudroom, office may be dropped a maximum of 3 risers to accommodate entry door(s) into the home from the garage. The Vendor reserves the right to either: substitute the door from the garage to the house with a wall, if grade difference exceeds 3 risers, depending on the house plan and zoning by-law restrictions; or alternatively, in addition to the maximum 3 riser drop in the floor, provide a wood deck in the garage at the door location if required by grade.*
4. Thermopane exterior metal garden door(s), or French door(s).* Screens not included, or upgraded 8' high patio door slider system at loggia, as per plan.*
5. Thermopane Energy Star® qualified coloured vinyl casement windows on all front, side, and rear elevations. Coloured window frames as per the exterior colour packages approved by the Controlling Architect. Muntin bars within the panes of glass, on front elevation only.* Standard basement windows to be Energy Star® qualified white vinyl sliders. All windows, including basement windows, to be double-glazed with low emissive coating, argon filled gas with insulated edge spacer bars for greater energy cost savings. All operable windows have screens. Some decorative windows are fixed glass.
6. Extra-large basement windows, 24" high**. Window wells to be installed to accommodate standard basement window(s) depending on grade, at Vendor’s discretion.
7. Extra tall windows to all main floor side and rear windows.*
8. Purchaser’s choice of two (2) door styles, smooth finish, decorative-panel interior passage & closet doors throughout, from Vendor’s standard samples.*
9. Vendor’s choice of pewter finish or brushed satin nickel finish levers and hinges (hinges not painted) throughout.

ELECTRICAL

1. Twenty (20) interior pot lights on main floor ceiling, not including vaulted/raised/ cathedral areas. All pot lights are energy efficient with LED bulbs, Maximum of three (3) additional switches. Locations selected by Purchaser(s) and approved by Vendor.
2. Two (2) exterior pot lights in the rear loggia with LED bulbs.
3. EV charger rough-in, location determined by vendor.
4. 200 AMP service with circuit breakers and copper wiring throughout.
5. Heavy-duty cable and outlet for oven and dryer, plus outlet for gas range only.
6. Electrical outlet for washing machine in laundry room.
7. Exterior GFI protected electrical outlets. One (1) at the front main entrance, one (1) at the rear door and one (1) switch-controlled outlet at the front porch soffit for holiday lighting. (Location of outlets determined solely by Vendor).*
8. Electrical outlets in garage: one (1) per car park on the wall and two (2) or three (3) outlets in garage ceiling for future installation of garage door opener(s) at Vendor’s sole discretion. Garage door opener(s) not supplied.*

9. All electrical plugs and ceiling light fixtures located within all exterior walls and insulated ceilings are installed in sealed boxes.
10. Ceiling fixtures in foyer, hallways, laundry room, breakfast room, kitchen, servery, mudroom, walk-in pantry, media room, office, sitting room, loft, recreation room and all bedrooms to have Energy Star® LED light bulbs. Vendor supplied fixtures.*
11. Capped ceiling outlets: one (1) in the dining room, one (1) in the living room, one (1) in the great room, one (1) in the loft, (1) in the office and (1) in the library room, with a switch provided for future light fixtures.*
12. All electrical switches and outlets to be white Décora.
13. Prewired for television (RG6 cable) and telephone (CAT5e cable) in great room, kitchen, media room, office, loft, recreation room, rear loggia and all bedrooms.*
14. Conduit from the basement to the attic for future use.
15. Front and side door entry chimes, as per plan.
16. Electronic smoke detectors on all levels of the home and carbon monoxide detectors on all levels that have bedrooms.
17. All plugs to be protected with arc fault breaker(s).
18. Rough-in central vacuum outlets centrally located on each finished level in finished areas. Pipes dropped to unfinished space in basement only.
19. Dedicated electrical outlet for refrigerator and dishwasher.
20. Electrical outlet provided below counter within kitchen island and/or peninsula cabinet, as per code (only applicable on the island when the island is permanently fixed with plumbing).*

HEATING & INSULATION

1. Upgraded R31 expandable spray foam insulation to garage ceiling and exterior overhangs where there are livable areas above.
2. Exterior walls above grade insulated to R24. R60 blown insulation in all attic space above living areas.
3. Basement walls full height with R20 blanket insulation to approximately 6” above the basement slab.
4. High-efficiency, Energy Star® qualified, 95% efficient, 2 stage ECM gas fired forced air gas furnace(s) including central air conditioning. Location and orientation may vary at Vendor’s discretion without notice.*
5. High efficiency condensing gas fired hot water heater on a rental basis with designated supplier at Vendor’s sole discretion.
6. All homes to be equipped with an Energy Star qualified ERV (Energy Recovery Ventilator) paired with the furnace. Only one ERV supplied per home.
7. Electronic programmable thermostat(s), centrally located on the main floor. Location of thermostat(s) at Vendor’s discretion.
8. All supply and return metal ductwork joints throughout the home are sealed for better delivery of conditioned air. Purchaser to be supplied with a duct cleaning certificate, which must be redeemed within 3 months from date of closing.

LAUNDRY ROOM & MUD ROOM

1. Recessed dryer vent box in laundry room.
2. “Oatey” box (or equivalent) recessed in the wall in the vicinity of the washer to facilitate ease of connection of washing machine hot and cold-water lines as well as the drain.
3. For laundry rooms with finished living space below it, the washer/dryer designated location* to have floor sloped to the floor drain.
4. Single stainless steel basin laundry tub where shown on plan to have two (2) handle faucet and to be set in a base cabinet.
5. Laundry uppers, in white melamine only, over washer and dryer.*
6. Base cabinets in laundry and mudroom, as per plan, to be white melamine with choice of laminate top from Vendor’s standard samples.

INTERIOR DETAILS

1. Interior walls to be painted with two (2) coats of warm grey premium quality latex paint; one (1) coat prime plus one (1) finish coat. One colour throughout.
2. All interior doors and trim to be painted with two (2) coats of white premium quality semi-gloss finish; one (1) primer plus one (1) finish. Hinges not painted.
3. Smooth ceilings throughout. **
4. Raised 10** ceiling in primary bedroom*, except where coffer ceiling is required**
5. Trimmed archways at 8' high** and trimmed half walls.*
6. Interior doors to be 8' high on main floor, 6'-8" on second floor.*
7. Main staircase in 2-storey and loft designs (basement to 2nd floor), and service stairs (if applicable), to be stained oak veneer, in Purchaser’s choice of colour from Vendor’s standard samples.*
8. 1-3/4" oak pickets, handrails and nosing** stained in choice of colour from Vendor’s standard samples.
9. Trim with 5-1/4" Modern style baseboards** and 3-1/2" Modern style casing** throughout all finished areas.
10. Cathedral ceilings, vaulted ceilings, niches and open 2-storey areas.*
11. Coffered ceiling in dining area.*
12. All closets to have white vinyl coated wire shelving.
13. Gas fireplace raised off of floor. Installation at Builders discretion regarding height above finished floor and/or due to venting requirements, trimmed with precast surround.*
14. Privacy locks on primary bedroom and all bathroom doors.

KITCHEN & SERVERY FEATURES

1. Upgraded kitchen & servery cabinetry to have a wide range of door styles and colours available for Purchaser(s) to choose from Vendor’s standard samples.
2. Kitchen base cabinetry to include one (1) set of bank of drawers, one (1) 2-drawer pot & pan drawers and colour-matched kick plates.* Purchaser’s choice from Vendor’s standard samples.
3. All kitchen cabinet drawers and doors to include ‘soft close’ hinge hardware.
4. Kitchen Islands and peninsulas to have dummy doors over the exposed back and side panels.*
5. Valance lighting and moulding under kitchen and servery uppers.*
6. Extended upper cabinets in the kitchen and servery.*
7. Crown moulding above kitchen and servery uppers.*

- 8. Kitchen and servery tile backsplash from Vendor’s standard samples.*
- 9. Granite and Quartz counter tops in kitchen and servery to have standard profile edge and clean cut back.* Purchaser’s choice of colour and material from Vendor’s standard samples.
- 10. Island in kitchen to have flush extended breakfast counter.* Cabinet interiors to be finished in white melamine.
- 11. Gas outlet for gas cooktop in the kitchen.
- 12. Full depth fridge gables with deep upper cabinet above fridge.*
- 13. Double stainless steel undermount sink with upgraded single lever pullout spray faucet in kitchen.
- 14. Single stainless steel undermount sink in servery with single lever faucet.*
- 15. White vinyl coated wire shelving for the kitchen walk-in pantry.* Maximum three (3) shelves.
- 16. Dropped ceiling boxes over kitchen cabinets as required, at Vendor’s discretion.
- 17. Wall mounted stainless steel chimney style hood fan with light over the stove, vented to exterior with 6" ducting.**
- 18. Wet bar to have base cabinet, as per plan. Purchaser’s choice from Vendor’s standard samples. Granite or Quartz countertop from Vendor’s standard samples and single basin stainless steel undermount sink with single lever faucet.*

PRIMARY, POWDER ROOM & SECONDARY BATHROOMS

- 1. Cabinetry for all bathrooms to have a wide range of door styles and colours available for Purchaser(s) to select from Vendor’s standard samples.
- 2. Powder room and formal powder room to have upgraded base cabinet with marble or quartz countertop, upgraded faucet and undermount sink from Vendor’s standard samples.*
- 3. Primary ensuite, powder room and formal powder room to have upgraded elongated dual flush, energy efficient water saver toilet.
- 4. Primary ensuite, powder room and formal powder room to have upgraded washerless two handle water efficient vanity faucet(s) with pop up drains.*
- 5. Primary ensuite water closet to have frosted glass panels and door.*
- 6. Primary ensuite to have a rectangular free standing acrylic tub with built-in two handle tub mounted faucet.*
- 7. Primary ensuite vanity(ies) to have a bank of drawers or bottom drawer; Vendor’s choice.* Vanities with single sink to have top drawer.
- 8. Primary ensuite to have marble or quartz countertop with standard profile edge, Purchaser(s) choice from Vendor’s standard samples.
- 9. Primary ensuite sink(s) to be rectangular undermount.*
- 10. Primary ensuite shower to have overhead rain shower head and a slide bar hand shower faucet, frameless glass enclosure with frameless glass door, pressure balance shower faucet and waterproof recessed pot light on separate switch.*
- 11. Extra-large primary ensuite shower with marble or quartz slab seat, Vendor’s choice.*
- 12. All secondary bathrooms to have marble or quartz counter tops, Purchaser’s choice from Vendor’s standard sample, with undermount sink(s).
- 13. Mirrors in all bathrooms. Wall mounted lighting fixture(s) above mirror in all bathrooms. One mirror and light per sink.*
- 14. Washerless single lever water efficient faucets in all bathroom vanities with pop-up drains, except for primary ensuite and powder room.**
- 15. Energy efficient water saver showerhead and toilets.
- 16. Energy Star® qualified exhaust fan in all bathrooms.
- 17. All bathroom vanity faucets to have shut off valves.
- 18. Pressure balance shower faucets in all bathrooms, where applicable.
- 19. Bathroom accessory package to include toilet paper dispenser and towel bar, in chrome finish. Supplied only.**
- 20. Ceramic wall tiles in tub enclosure, where applicable for all bathrooms, to height of the dropped ceiling.
- 21. DensShield® tile backer with built-in moisture barrier in shower stall and tub enclosures.
- 22. Bathroom fixtures to be white.
- 23. Separate showers in all secondary bathrooms have chrome framed glass shower enclosure with framed glass doors and waterproof recessed pot light on a separate switch.*

FLOORING FEATURES

- 1. 4-1/4" x 3/4" pre-finished, stained oak strip hardwood flooring** throughout, excluding tiled areas. Purchaser’s choice of stained hardwood from Vendor’s standard samples.
- 2. 12" x 24" ceramic/porcelain tile in tiled areas on main floor and primary ensuite on second floor, as per plan*.
- 3. 13" x 13" ceramic tile in tiled areas in basement and second floor (except as noted above), as per plan*.

EXTERIOR FEATURES

- 1. Vendor’s choice of address plaque with municipal number at front of home.
- 2. Lights at front door, garage doors, rear loggia and side doors, as per plan.
- 3. Two (2) exterior water taps with inside shut-off valves. One (1) located in garage and one (1) located at the back of the house, location at Vendor’s sole discretion.
- 4. Front and side of lot to be fully sodded except driveway and landscaped areas, balance of lot to be hydroseeded.
- 5. Sectional roll-up garage doors pre-finished metal or metal clad exterior, Vendor’s choice, with heavy-duty springs, decorative inserts and rust resistant door hardware, as per elevation.
- 6. Driveway to have a paved apron only.
- 7. Where “lookout basement” (LOB) conditions or “walk out basement” (WOB) conditions exist, the location of windows and stairs will vary, as per Vendor’s Architect’s recommendations.* All models to have loggia with poured concrete slab at ground floor level. Standard and deck lot conditions have precast concrete steps to grade. LOB condition to have a suspended slab or full height foundations with precast or pressure treated stairs to grade, at Vendor’s sole discretion. WOB condition to have a suspended slab, no stairs to grade. Opt. rear cold cellar is not an option with WOB and maybe available in LOB conditions based on the final lot grading.*

VENDOR'S GUARANTEE

- 1. All selections, including upgrades, are to be made from Vendor’s samples.
- 2. Geranium has been registered with Tarion Warranty Corporation since 1985. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee on closing date.
- 3. Geranium is licensed with the Home Construction Regulatory Authority, the HCRA.
- 4. Homes with inspection, evaluation and qualifications conducted by a 3rd party evaluator. The Purchaser acknowledges that they have been advised of and do hereby agree to all of the following, specific and general notices, warnings, cautions and limitations as are set out below. Provided that specific terms shall not in any way diminish or replace

general terms of the same or similar nature or kind.

*Availability determined by house design and or grades.

**All measurements, specifications, sizes and finishing details are approximate and subject to change without notice.

- 5. In accordance with the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule 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 so provided.
- 6. Vendor’s samples are subject to natural variations in colour and grain. Floor and wall tiles, all countertops, laminate flooring, kitchen cabinets, vanity cabinets and wall finishes are subject to pattern, shade and colour variations.
- 7. Carpet: The Berber and/or Sisal carpet installed in the home at the Property will not be a seamless installation. The carpet seams will be visible and accepted as installed by the Vendor or the Vendor’s agent. Any such seams shall not be considered an item which is damaged or incomplete for the purposes of the Purchaser’s Pre-Delivery Inspection and for the completion of the Purchaser’s Pre-Delivery Inspection Form.
- 8. Frameless shower: The Vendor will make every reasonable effort to design and assemble this frameless shower door to restrict water from penetrating outside the shower enclosure. The Vendor will not warrant water damage resulting from water exiting the shower enclosure through and or around the shower door. The Vendor will not repair any damage that may occur below the shower door sill.
- 9. Tile: The nature of the rectangular tiles (eg. 12" x 24", etc.) are inherently curved and uneven. Once installed in the home, especially in a brick pattern style, they will accentuate the unevenness and bowed appearance in the centre of the tile. Any inconsistency of the installation of irregular size tiles will not be a warrantable item under Tarion Construction Performance Guidelines. Unevenness shall not be considered an item which is damaged or incomplete for the purpose of the Purchaser’s Pre-Delivery Inspection and completion of the Purchaser’s Pre-Delivery Inspection Form.
- 10. Smooth ceilings: Due to the factory finish of gypsum drywall panels and the conventional methods of concealing joints and fasteners with the products available today, certain conditions may detract from the quality of the “smooth” finish of the ceilings. Even though the gypsum drywall panel surface is meticulously treated and as smooth as possible, conditions involving a combination of lighting (both natural and electrical) and gloss-enamel or high-gloss paint may bring about shadows which accentuate even the slightest surface variation across the face of the panel. These surface variations in colour and sheen may affect the quality of the finished product and in all likelihood will be most visible where there are treated joints, fastener heads, or corner beads. To eliminate the problems noted above, the recommended installation is that your ceiling surfaces be finished with a machine-applied medium to heavy texture spray.
- 11. Stained stairs: The hardwood flooring to be installed is factory finished through an automated process, whereas the stained Staircase will be finished manually on-site. As well, the materials used by the contractors assembling the Staircase do not use material from the same suppliers and as such, the stain will not be absorbed in the same fashion for each piece of oak. Accordingly, on-site finishing of the Staircase will result in variations in colour, sheen and consistency of finish and, as such, the Staircase and the hardwood flooring will differ in appearance.
- 12. Hardwood floors: Purchaser(s) are advised that the normal installation practice, as recommended by the hardwood manufacturer, is to install the hardwood perpendicular to the floor joists. Since not all floor joists run in the same direction throughout the home, the Purchaser(s) acknowledge and accept that the hardwood will not all run in one direction but will be installed as per the hardwood manufacturer’s recommendation. The Purchaser accepts this method of installation.
- 13. Where hardwood floors are being installed as a standard feature or selected as an extra by the Purchaser(s), in “wet” areas, including but not limited to the kitchen, breakfast, foyer, mudroom, etc, the Purchaser hereby releases the Vendor from all liability as it relates to water damage, swelling and/or imperfections that may exist as a result of the hardwood being installed in the wet areas.
- 14. All natural stone samples shown at the Décor Centre/Sales Office may vary from the product received from the manufacturer for installation. Purchaser acknowledges and accepts that the manufacturing process can result in differences in finish, colour, texture, veining and after decorative attributes of the natural stone product. The Vendor does not warrant the consistency of these attributes and reserves the sole and absolute discretion to install the natural stone product. The Vendor reserves the right to install all tiles as delivered in the pattern and location selection as decided with the sole discretion of the Vendor’s installers and Purchaser irrevocably consents and agree to same.
- 15. Lighting: Purchaser(s) acknowledge and accept that due to construction and installation of framing members (lumber), plumbing pipes and HVAC systems, the location of ceiling electrical rough-ins and/or light fixtures and/or smoke and CO detectors may not be ‘centred’ within the ceiling space of any particular room(s).
- 16. Eco-laminate flooring may react to normal fluctuations of humidity levels by producing gapping or cupping, both of which shall be considered acceptable. The Purchaser acknowledges that failure to maintain a standard humidity level in the home may result in excessive gapping or cupping, for which the Vendor shall not be responsible.
- 17. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
- 18. If the home is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor’s standard samples, then the Purchaser shall have until the date designated by the Vendor to properly complete the Vendor’s colour and material selection form.
- 19. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser’s request.
- 20. References to model types or model numbers refer to current manufacturer’s models or Vendor’s house model, as the case may be. If these types or models shall change, the Vendor shall provide an equivalent model (not applicable to Vendor’s house model).
- 21. Wall locations are approximate, and walls or portions of walls may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements.
- 22. All measurement, specifications, sizes, products, materials and finishing details are approximate, subject to change without notice and shall be from Vendor’s standard samples, as applicable and as the circumstances may be.
- 23. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the home which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the home or development, the Vendor is not able to 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 by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser, whatsoever, in respect thereof.