

LEGACY, AYR
SCHEDULE 'B'
Luxury Features – Semi Detached

EXTERIOR FINISHES

- Architecturally selected and co-ordinated exterior colour packages
- Fully sodded except for: driveway, front walkway, patio area and natural wooded area where applicable. Lots to be graded to the requirements of the authority having jurisdiction. Common side yards six feet or less may be finished with granular material.
- Services include: roads, curbs, sewer and water connections, natural gas, telephone, hydro and cable TV
- Precast concrete slab walkway from driveway to front door and precast steps at front door.
- Poured reinforced concrete garage floor.
- One coat asphalt paved driveway from garage to street with base asphalt. Builder not responsible for settlement.
- Poured reinforced concrete front porch, as per plan
- Prefinished, aluminum soffits, fascias, eaves troughing, and downspouts. Infiltration galleries where required by the authority having jurisdiction.
- Insulated primed metal front entry door and transom above as per plan, with ball knob and deadbolt lock.
- Front, side, and rear exteriors finished in a combination of brick and vinyl siding, as per plan.
- Lintels and brick above doors and windows will be entirely at the builders' discretion.
- Precast concrete window sills where applicable.
- Steel sectional overhead garage doors where applicable. As per builder standard exterior colour packages.
- Caulking and weather stripping throughout as required.
- Vinyl thermal-glazed Low E Argon casement windows throughout, excluding basement windows as per plan. As per builder standard exterior colour packages.
- Basement windows to be vinyl sliders. Screens to all operable windows. (standard white) May require window wells due to grade.
- Vinyl double-glazed sliding patio doors where applicable as per plan.
- All windows are to Energy Star specifications, excluding entry door glazing.
- Ceiling, wall, and basement insulation all built in accordance with the requirements of the Ontario Building Code at the time of issuance of the building permit.
- Two exterior waterproof electrical outlet, one in garage or front of the house and one at rear of house, to be determined by builder
- Two Exterior water taps, one in garage or front of house and one at rear of house. Location as per model type and to be determined by builder.
- Approximately 9' high ceiling on main floor and approximately 8' high ceiling on the second floor except in raised or sunken floor areas and/or stairway landings, cathedral/vaulted ceilings and bulkheads/dropped ceilings (where required for mechanical, plumbing and /or structural members).
- Weeping tile drainage by basement sump pump as required by authority having jurisdiction.
- Waterproof membrane wrap applied to exterior poured concrete basement foundation walls.
- Prefinished Aluminium porch railing as per plan or if required by OBC.
- Decorative self-sealing fiber glass shingles (25 year manufacturer's limited warranty).
- +or- /" 7/16" aspenite or equal roof sheathing
- 2" x 6" stud construction or equal for exterior walls for habitable areas (except 2"x4" stud construction at garage walls) as per plan
- Single car garage with single garage door. (standard white)
- Garage to interior man door as per plan where grade permits. (where optional additional charge will apply) May require steps and/or landing.
- Civic number addresses stone. Location as per builder's discretion
- Semis & Towns include a party wall comprised of fire-rated drywall complete with two layers of insulations, all as per building code standards.

INTERIOR FINISHES

- Smooth ceilings in powder room, bathrooms, closets, and finished laundry room (where applicable). All other rooms will be California spray texture finish. Final layout and area of texture finish to be determined by builder.
- 3 7/8" Colonial-styled baseboards, door frames, and 2 3/4" window casing throughout as per builder's standard samples. All interior trim hardware to be Bala Satin Stainless, excluding exterior door hinges. All as per builder's standard samples.
- Standard height (80") hinged interior doors embossed with 2 panels.
- Standard height (80") hinged interior closet doors, embossed with 2 panels, as per plan.
- Drywall half walls capped and painted on stairways and second floor.
- Carpeted main stairway and painted stringers.
- Interior walls and woodwork painted one colour throughout. Trim doors and kitchen and bathroom walls to be semi-gloss. Wall colour to be builder's oyster white, trim colour to be builder's white.
- Optional Gas fireplace as per plan.
- Rough-in for Central Vacuum System on 1st and 2nd floor. Rough-ins to be dropped to nearest accessible location in basement and/or garage. Buyer responsible to connect rough-ins together and piping to vacuum location. Work to be done by buyer after closing.
- Trimmed main floor archways as per plans.
- Wood shelving installed in all closets.

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BATHROOM FEATURES

- Quality bathroom plumbing fixtures in white (sinks, toilets and tubs) with single lever chrome faucets.
- Vanity in ensuite and main bathroom and pedestal sink in powder room, as per plans and from builder's standard samples
- Mirrors in all bathrooms and powder room. Sizing will be according to builder's discretion.
- Ceramic wall tiles in bathtub enclosures to dropped ceiling height as per plan.
- Wall tiles to be one colour throughout as per builder's standard samples.
- Water saving toilets and low flow shower heads
- Acrylic bathtub or equal in white.
- Post-formed laminate countertop in all bathrooms with a choice of colours from builder's standard samples.
- Exhaust fan in all bathrooms.
- Separate shower stall (where applicable) to include ceramic tile, and shower rod from builder's standard samples

KITCHEN FEATURES

- Double stainless-steel sink with single lever chrome faucet.
- Quality custom-styled cabinetry in variety of styles and finishes as per builder's standard samples.
- Standard height (36") upper cabinets in kitchen.
- Fridge opening will have a standard width of 36" and stove opening will have a standard width of 30" unless otherwise indicated by the buyer in writing to the builder, prior to start of home construction.
- Post-formed laminate countertops in a variety of colours to be selected from builder's standard samples.
- Stove hood exhaust fan vented to exterior, standard white.
- Opening provided in kitchen cabinets for future dishwasher, including electrical and plumbing rough-in for future hook up. Electrical wire will not be connected to hydro panel and left stubbed in basement under dishwasher area. Plumbing rough in will be left stubbed under kitchen sink. Hook ups to appliances are not included and to be done by Buyer after closing, even if appliances are included as part of agreement.
- Flush breakfast bar in kitchen where applicable, as per plans.

CONVENIENT LAUNDRY FEATURES

- Heavy duty outlet for laundry dryer, provision for exterior dryer vent.
- Fibreglass laundry tub with washer drain and water connection, as per plan.
- Hot and cold taps and drain for washing machine provided.
- Gas-fired hot water tank supplied by Reliance Home Comfort under finance agreement with Buyer.

FLOORING FEATURES

- Ceramic tile flooring (as per plans) and one choice of colour from builder's standard samples. Installed in kitchen/breakfast, front vestibule, main bathroom, ensuite, and powder room and finished laundry room (where applicable) as per plans. Excluding basement areas.
- Wall to wall 40 ounce broadloom with 10mm 4lb under pad in one choice of colour throughout finished areas from builder's standard samples. Does not include basements or basement stairways.
- All subfloors are +or- 5/8" OSB or equal and are glued and screwed to the floor joists and sanded at seams prior to floor installation.
- Concrete basement floor with drain.

ELECTRICAL FEATURES

- 100-amp electrical service with breaker panel and all copper wiring throughout as per Ontario Hydro Specifications and OBC. Location to be predetermined by utility contractor on a lot by lot basis.
- One rough in, per room, for future ceiling light provided in family room, living room, dining room and all bedrooms. This does not apply to any room with a ceiling height over 10 feet high.
- Switch controlled wall outlets in living and family rooms or any room with a ceiling over 10 feet high.
- High efficiency forced air natural gas furnace. Furnace duct work to accommodate future air conditioner. Location to be determined by builder's mechanical contractor.
- Front door chimes installed.
- Hard wired and battery back up Smoke detector alarm installed on each floor level and in bedrooms as per O.B.C. requirements at time of issuance of building permit. Hard wired and battery back up Carbon monoxide detector installed on second floor hallway only. As per O.B.C. requirements at time of issuance of building permit.
- Two rough-in TV (RG6) outlets with Cat 5E data. (rough-in only) Finishing plates and final connections to be done by buyer after closing
- One rough in phone/data Cat 5E outlets.
- One electrical outlet provided for future garage door opener.
- White Decora plugs and switches throughout finished areas.
- Exhaust fans in bathrooms and powder rooms as per plan
- Dryer vent to exterior
- Heavy duty wire and receptacle for dryer and stove.

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WARRANTIES

- One year Ontario New Home Warranty.
- Two years Ontario New Home Warranty to exterior, basement, and mechanical/electrical systems.
- Seven years Ontario New Home Warranty Protection (Major Structural Defects).
- The Ontario New Home Warranty Program's enrolment fee is to be paid by the Purchaser as an adjustment on closing
- All construction to be in accordance with the Ontario Building Code at time of issuance of building permit

GENERAL

- The home is subject to terms and conditions of the Agreement of Purchase and Sale (APS).
- Materials, specifications, floor plans, terms, and luxury features are subject to change without notice at the builder's discretion.
- Prices are subject to change without notice at the builder's discretion
- The builder reserves the right to substitute materials and fixtures with those of equal or greater value.
- The builder reserves the right to make changes or modifications to the plans and specifications at its discretion.
- All renderings are artist concepts and all floor plans are approximate in design.
- All dimensions are approximate
- Presentation plans and model homes may show optional features that are not included in the base price.
- Items, fixtures, and finishes in the model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases.
- Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on options and upgrade agreement and all structural changes are at the sole discretion of the builder.
- Some items in the brochures may be optional and available at an additional cost.
- Pre-delivery inspection (PDI) will be conducted with the builders' representative and the Buyer on or before the date of possession. PDI will take place Monday to Friday between the hours of 9 am and 3 pm as decided by the builder.
- Furnace, hot water tank, HRV, sump pits, plumbing stacks. Hydro meter and hydro panel locations will be at the discretion of the builder and their mechanical contractors and may vary from lot to lot.
- Due to grading conditions, if necessary, stair risers and railings may be necessary at front and garage entries. Rear entries will be secured closed.
- Specifications may vary depending on model type
- All colour and finished selections are to be made from the Builder's standard samples and color packages, upgrades may be chosen and the buyer acknowledges there will be additional charges. The Buyer acknowledges and accepts that variations in colour and shade may occur; especially in natural wood products and the availability of colours and patterns may vary from those displayed at the time of the colour selection. Note* Selections of dark colours will highlight natural characteristics of the product i.e. knots, graining of the wood, tool marks, dust, dirt etc. and will not be acknowledged as a flaw or a warrantable repair. All selections and upgrades must be completed and signed prior to construction. Selections that have not been completed by a specified date will be completed by the Builder on the Buyer's behalf. The Builder may require full or partial payments of any upgrades prior to construction.
- Tice River Estates Inc. – May 2019, E. & O.E

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