

#### CONCRETE WORK

- Poured concrete foundation.
- Concrete floors in garage, basement and front porch.
- Driveway to be gravelled until, in the vendor's opinion, it is properly consolidated, at which time it will be surfaced with poured concrete, but no later than 12 months after closing.

#### DOORS AND WINDOWS

- Energy Star rated Northstar windows and patio slider, complete with Low E 366 glass.
- Steel fire rated garage interior door.
- Insulated overhead garage doors
- Stainable fiberglass main entry door.

#### CONSTRUCTION

- Frame construction; 2x6 exterior stud walls on 16" centres with OSB exterior sheathing and 2 x 4 interior stud walls with floor joists as per blueprints.
- Interior stud walls of living area to have 1/2" drywall.
- Exterior walls above ground to have R-22 batt insulation
- Foundation walls include full height R-20 blanket wrap.
- Asphalt and fiberglass shingles to have limited lifetime warranty through the supplier.
- Aluminum soffit, fascia, and eaves trough.

#### PLUMBING

- Moen Rizon faucets in chrome finish.
- Double stainless steel sink in kitchen.
- Main bath tub to be insert with tile surround.
- Ensuite acrylic base with tile surround and sliding shower door.
- Basement to be or full fiberglass tub/shower insert.
- Two exterior hose bibs (locations are pre-determined).
- Single laundry basin tub in laundry room or basement.
- Powder room china pedestal sink.
- Water supply lines are "PEX" non-toxic plastic water piping to eliminate water hammer noise.
- Rental electric hot water unit. Purchaser acknowledges that these are rentals and agrees to a rental agreement with a designated supplier.
- Water meter installed by PUC per PUC policy location determined by PUC.

#### HEATING AND DUCTWORK

- High efficiency gas furnace (one sided).
- Central Air (A/C) installed.
- Gas meter installed by Enbridge per Enbridge Policy and location determined by Enbridge.
- HRV installed.

#### ELECTRICAL WORK

- 100 amp service.
- Decora light switches in all areas.
- Interior and exterior light fixtures supplied by Builder.
- Inter-connected smoke detectors as per OBC.
- Inter-connected CO detectors as per OBC.
- Future garage door opener wiring installed.
- Two outside, weather proof receptacles.
- Electrical stove and dryer outlets supplied and installed.
- Prewire 3 telephone via CAT-6 and 3 television outlets.

#### MASONRY WORK

- Clay brick on main floor with stone knee wall and vinyl siding on the second floor.

#### INTERIOR TRIM

- 5" minimum baseboard trim and 3-1/2" casing throughout.
- All closets to have single wire shelving except linen closet which will have four (4) rows.
- All door hardware to be Weiser "Halifax" lever handles in chrome. Entry door grip set to be Weiser Camino in iron black.
- All basement and above ground stairs to be carpeted paint grade with paint grade handrail(s)

#### PAINTING AND DECORATION

- Semi-gloss paint on all doors and trim - primer plus two coats.
- Latex paint on all walls in living area - primer plus two coats, with the Builder's standard colours.
- Garage walls to be drywalled, taped and mudded.
- Vendor not responsible for variations in stain colours and shades due to grain variation in wood.

#### CABINETS

- Customer quality cabinetry from GCW Custom Cabinetry.
- Quartz countertop in kitchen, ensuite and main bath. Remaining surfaces to be laminate.
- All doors and drawers to be installed with soft-close hinges.

#### FLOORING

- 3/4" OSB sub floor nailed, glued and screwed to floor joist.
- Engineered floor joists.
- Bathrooms, laundry room and mud room areas to be tile.
- All other areas on main floor to be 3/4" hardwood from builder standards.
- Mohawk Cascade Forest carpet on stairs, second floor hallways, bedrooms and basement living area

#### MIRRORS

- Mirrors in all washrooms (except powder room) are vanity width.

#### LIGHTING

- Pot lights to be installed in the Living room, kitchen, and ensuite shower (number and location to be determined by the electrician as needed per model).
- Lighting fixtures are pre-selected and installed by builder.

#### LANDSCAPING

- Lot to be sodded within one year of closing.

#### MISCELLANEOUS

- Vendor reserves the right to substitute all material with that of equal or better quality and also reserves the right to carry out construction modifications necessitated by construction techniques or availability of material.
- No alterations, additions or deletions to the contract shall be made by the Purchaser unless provided for in a Change Order signed by both the Purchaser and Vendor.
- The Vendor shall register the home under the Ontario New Home Warranty Program.
- To facilitate prompt reporting of Final Adjustments, any alterations carried out in the week prior to closing must be paid in advance.
- The vendor and purchaser agree that if the Municipal, Provincial or Federal Government imposes any new or additional tax, levy, fee, capital contribution, impost or similar charge between the date of closing and acceptance of this contract, which is payable by the Vendor, then the Purchaser agrees that the Purchase Price and the balance due on closing the transaction shall be increased by the amount of the new, additional or increase tax, levy, fee, capital contribution, impost, or similar charge.
- All allowances are retail prices, all credits are at builder cost, taxes included.

#### WARRANTY

- Seven year TARION warranty, purchaser agrees to pay as an adjustment on closing.

#### GENERAL

- The purchaser acknowledges that the vendor does not provide warranty whatsoever for condensation or damage caused by condensation in any area of the home or garage. This includes, but not limited to, skylights, windows, window sills, and interior finishes. The vendor will not be responsible for the repair, replacement or finishing of any such damaged areas.
- The vendor does not supply and/or install any appliances (e.g. washing machine, dryer, dishwasher, stove, refrigerator, etc.) unless specified in the attached specifications.
- Marble and cultured marble are subject to variations, natural defects, and minor imperfections.
- The Vendor does not warrant whatsoever any finish on any brass, or brass coated items supplied by either the Vendor or the Purchaser.
- The Vendor does not warrant whatsoever with respect to spalling or flaking of concrete finishes caused by salt, or other corrosive materials.
- The Vendor will not be responsible for any damage due to freezing of exterior water taps where the correct drainage procedure has not been carried out prior to cold exterior temperatures.
- All fixtures and finishes from builder's standard samples are subject to change and may be substituted with selections of equal value and quality should vendor or availability change. E. & O. E.

October 2020