



SCHEDULE A TOWNHOMES

Purchase price includes the following from the Vendor's samples and may not be the same as that contained in the models which may be available for viewing.

EXTERIOR

1. Superior architecturally designed elevations with brick, stucco, stone, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artists' concept and subject to grade conditions). Lintels to receive lintel wrap.
2. Exterior colour package is predetermined by block and cannot be altered.
3. Maintenance free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles on elevations, as per model type.
4. Insulated exterior entry door(s) with weatherstripping, as per model type.
5. Self-sealing quality 25-year asphalt roof shingles from Vendor's predetermined colour packages.
6. Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
7. Aluminum exterior railing as per model type and if required due to grade condition.
8. Sliding patio door(s) with screen or French door(s), as per model type.
9. Sectional roll-up garage door(s) with decorative windows (glazing), as per model type.
10. Two (2) exterior hose bibs - one in garage and one at front.
11. Professionally graded and sodded lot.
12. Precast slab walkway to front entry.
13. Asphalt paved apron (as per municipal requirements). Vendor not responsible for future settlement.
14. Black exterior lamps on front and rear elevations, as per model type.
15. Door from garage to house subject to grade and municipal approval.
16. Gas line on deck for barbeque connection.

INTERIORS

Purchaser's choice of interior colour and materials from the Vendor's samples. Purchaser agrees to select the colour and materials in seven (7) days after notification by Vendor; otherwise, the Vendor reserves the right to choose the interior colour and materials. Purchaser may be required to reselect colours and/or material from Vendor's samples as a result of unavailability or discontinuance. Variations from Vendor's samples may occur in finishing materials, kitchen countertops and vanity cabinets, floor and wall finishes due to normal production process.

INTERIOR TRIM AND FEATURES

1. 9' ceilings on main floor, 8' ceilings on all other levels, as per model type.
2. Most main floor archways to be trimmed and raised to complement ceiling height, as per model type.
3. Trimmed half walls and ledges, as per model type.
4. Aristocrat paint grade trim +/- 2 3/4" casing in +/- 4 1/8" baseboards with colonial doors.
5. Natural stairs with oak treads and oak veneer risers and stringers from ground to second floor, with natural oak pickets and handrail, as per model type.
6. All interior doors to have brushed nickel lever hardware.

PAINTING

1. All interior walls to be finished with one (1) choice of paint from Vendor's standard samples.
2. Wood trim and interior doors painted white.
3. Ceilings in foyer, hallways, family room, living/dining, breakfast, and bedrooms to be stippled with smooth borders, as per model type.
4. Smooth ceilings in powder room(s), bathrooms, kitchen and servery, as per model type.

FLOORING

1. Choice of 12" x 12" or 13" x 13" ceramic flooring in foyer, ground floor hallways, kitchen, servery and breakfast areas, all bathrooms, powder room(s), and garage door landing from Vendor's standard samples, as per model type.
2. Natural prefinished +/- 3 1/4" x +/- 3/4" oak engineered hardwood on main floor and hallways, save and except tiled areas, from Vendor's standard samples, as per model type.
3. 40 oz. broadloom in family room on ground floor and second floor, save and except tiled areas, as per model type.
4. Quality foam underpad for all carpeted areas.

KITCHEN

1. Quality custom crafted cabinetry selected from Vendor's standard samples with provision for dishwasher.
2. Extra height kitchen cabinets with decorative crown moulding to complement ceiling height, no bulkheads where possible.
3. Double stainless-steel kitchen ledgeback sink with pull-down faucet.
4. Rough-in dishwasher includes plumbing and electrical only, with space for dishwasher, cabinet not included.
5. Decorative door panels on island return, as per model type.
6. Flush breakfast bar, as per model type.
7. Choice of granite countertop from Vendor's standard samples.
8. Stainless steel exhaust hood fan over stove with six (6) inch duct to exterior.

BATHROOMS

1. All bathroom fixtures to be white.
2. Ensuite to feature a framed shower stall with elegant ceramic tiles on walls and ceiling with recessed shower light and framed shower door with clear glass and chrome trim, as per model type.
3. Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
4. Choice of granite countertop with undermount oval sink in ensuite from Vendor's standard samples.
5. Choice of granite countertop in all remaining bathrooms, except where pedestals are indicated, from Vendor's standard samples.
6. Wall mirrors in all bathrooms.
7. White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.
8. Decorator ceramic wall tiles in tub and shower enclosure, including ceiling.
9. Where tub and shower stalls are separate, tub enclosure is tiled to approximately 16" above tub.
10. Acrylic tub(s), as per model type.
11. Single lever faucet in tubs and showers, as per model type, excluding acrylic tub(s).

BATHROOM CONT'D

12. Single lever faucet on all bathroom and powder room sinks with mechanical pop-up drain.
13. Exhaust fans in all bathrooms.
14. Privacy locks on all bathroom doors.
15. Decorative strip lighting above vanities and pedestal.
16. Pressure balancing fixtures in all showers.

LAUNDRY

1. Laundry area with tub and connections for water and drain for washing machine, as per model type.

ENERGY SAVING FEATURES

1. High velocity forced air heating and heat recovery ventilation unit, and air-conditioning unit.
2. The Purchaser acknowledges that the high-efficiency tankless water heater and storage tank are on a rental program.
3. Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
4. Energy saving light fixtures throughout.
5. Water saving toilets and fixtures.
6. All homes are Energy Star Qualified.

QUALITY CONSTRUCTION

1. Concrete block party wall above grade separating living units.
2. Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing.
3. Windows and exterior doors sealed with high quality caulking.
4. Quality 2" x 6" exterior wall wood frame construction, as per model type.

ELECTRICAL

1. 100 AMP electrical service.
2. Weatherproof GFI exterior electrical outlet located at the rear deck, balcony, and front porch, as per model type.
3. White Decora switches and receptacles throughout.
4. Quality ceiling light fixtures with LED light bulbs provided in foyer, family room, kitchen, breakfast, dining, upper hall, and all bedrooms, as per model type.
5. Smoke detectors provided as per Ontario Building Code.
6. Carbon monoxide detector as per Ontario Building Code.
7. All bathroom electrical duplex receptacles protected by ground fault interrupter.
8. Rough-in electrical outlet for future installation of garage door opener.
9. Door chimes provided.
10. Rough-in for Central Vacuum.
11. Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
12. Complete central air-conditioning.

SMART FUTURE READY HOME

- Our Smart Future Ready Home wiring package includes one (1) fully integrated, state of the art, home wiring system which provides the hi-tech infrastructure for today's technological features and expands to give you the ones you may want in the future.
- In addition to the Smart Future Ready Home wiring, we include:
 - Smart home lock for your door from the garage into the home. *
 - Smart thermostat control.
 - Three (3) smart lighting control switches. One (1) each for the front elevation exterior porch light, living room outlet and family room.
 - Two (2) water leak sensors.
 - Two (2) cable television rough ins.
 - Two (2) telephone rough ins.
 - Smart Home App with two (2) years of Smart home access.

A Grand Alarms Representative will contact you for your personal pre-wire consultation.

*If grade does not permit the door from the garage to the home, the Smart Home Lock will be installed on the front door.

WARRANTY

1. All homes covered by 7-year major structural and 2-year warranty as per **TARION WARRANTY CORPORATION**.
2. One (1) year Builder's comprehensive Warranty. Vendor's warranties the roof and basement against leakage under normal weather conditions for a period of two (2) years, from the date of closing, provided that the Purchaser has not constructed any patio or similar structure or installed any foundation planting within six (6) feet of external walls. Said warranty is not transferable.
3. Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the closing date, without Vendor's consent.
4. Due to Ministry of Labour policies, insurance and liability issues, unauthorized entry onto the construction site and/or home prior to closing IS NOT PERMITTED and shall be deemed to be a trespass and the Vendor will charge the Purchaser the sum of \$1,000.00.
5. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the property forms a part whether with or without the authorization, express or implied, of the Vendor
6. The Vendor shall be entitled to reverse the floorplan of the house being constructed.
7. The Purchaser acknowledges that no request for structural changes will be accepted unless otherwise specified within this offer.
8. The Purchaser acknowledges that this house may require a deck(s) and if required, the deck(s) will be the approximate width of the patio door(s), if applicable.
9. Any corrosion on exterior brass hardware is not covered by Builder's Warranty.

In an effort to continuously improve its product, **Remington Homes** reserves the right to alter floor plans, exteriors, specifications, elevations, furnace locations and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by **Remington Homes**.

