



# SCHEDULE A

## 34' & 38' LOTS

**Purchase price includes the following from the Vendor's samples.**

### EXTERIOR

- Superior architecturally designed elevations with stucco, stone, clay brick, 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 have prime coat only.
- Exterior colour packages are pre-determined and pre-selected by Lot and cannot be altered.
- Purchaser advised that stone and stucco cladding are designed on the front and rear elevation, as per model type.
- Self-sealing quality 25-year roof shingles from Vendor's pre-determined colour schemes.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing, as per model type, and if required due to grade condition.
- Sliding patio door(s) with screen or French door(s), as per model type.
- Metal insulated front entry door(s) with weatherstripping, as per model type.
- Maintenance-free vinyl casement or thermo-fixed glass windows throughout with exterior transom, elliptical and half round windows and grilles at front and rear elevations, as per model type.
- High quality vinyl basement windows.
- Sectional roll-up garage door(s) with decorative windows (glazing), as per model type.
- Professionally graded and sodded lot.
- Precast slab walkway from driveway to front entry.
- Precast slabs at rear patio with steps as required.
- Asphalt paved driveway (base coat & top coat). Vendor not responsible for future settlement.
- Three exterior hose bibs (one in garage, one at rear and one at side).
- Black exterior coach lamps on front and rear elevations, as per model type.
- Where grading requires a deck, the Vendor will provide a wood deck with stairs. Premiums apply.
- For walk out basement condition the Vendor to provide:
  - Basement sliding patio door or French door(s), as per model type.
  - Full size rear basement vinyl casement windows.
  - A wood balcony off main floor rear door and an additional exterior light and electrical outlet, as per model type.
  - Premiums apply.
- Door from garage to house subject to grade (2 risers maximum).
- Gas line at rear of home for barbeque connection.

### INTERIORS

Purchaser's choice of interior colour and materials from the Vendor's samples if not yet ordered or installed provided that colour and materials are available from supplier and Purchaser agrees to select the colour and material in seven days after notification by Vendor to do so; otherwise, the Vendor reserves the right to choose the 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 and vanity cabinets, floor and wall finishes due to normal production process.

### INTERIOR TRIM AND FEATURES

- 9' ceilings on main and second floors, as per model type.
- Cornice moulding in living room and/or dining room (excluding open to above areas), as per model type.
- Most main floor archways to be trimmed and raised to complement ceiling height, as per model type.
- Dramatic open designs with vaulted, raised and/or cathedral ceilings in selected areas, as per model type.
- Trimmed half-walls and ledges, as per model type.
- Coffered ceiling in dining room or living/dining room where combined, as per model type.
- Coffered ceiling in master bedroom, as per model type.
- Stained stairs with oak treads and oak veneer risers and stringers from first to second floor and second floor to loft (where applicable), with wrought iron pickets and upgraded stained oak handrail, from Vendors' standard samples, as per model type.
- Stairs for optional finished basement plans will be carpet grade treads and risers with painted white stringers, as per model type.
- Railings for optional finished basement plans will be painted white pickets and handrail, as per model type.
- Aristocrat paint grade trim +/- 2 3/4" casing in. +/- 4 1/8" baseboards with colonial doors.
- All interior doors to have satin nickel lever hardware.
- Cold cellar, as per model type.
- Natural gas fireplace(s) with white lacquer cabinet or standard marble insert with white lacquer mantel, as per model type.
- All ducts to be cleaned prior to closing.

### PAINTING

- All interior walls to be finished with one choice of paint from Vendor's standard samples.
- Wood trim and interior doors painted white.
- Kitchens, bathrooms and finished laundry rooms are painted.
- Smooth ceilings on main floor, powder room, all bathrooms and main or second floor laundry, as per model type.
- Stippled ceilings with smooth borders on second floor, loft and optional finished basement, as per model type.

### FLOORING

- Choice of 12" x 12" or 13" x 13" ceramic flooring in front vestibule, main hall, kitchen and breakfast/dinette areas, all bathrooms, including optional finished basement bathroom, powder room, main or second floor laundry room, garage door landing and basement stair mid landing from Vendors' standard samples, as per model type.
- Stained pre-finished 3 1/4" by 3/4" oak strip hardwood on main floor, save and except tiled areas and main floor bedrooms, as per model type.
- 40 oz. broadloom in main floor bedrooms, second floor and loft spaces, save and except tiled areas, as per model type.
- 40 oz. broadloom in optional finished basement plans in hallways and recreation rooms, as per model type.
- Quality foam underpad for all carpeted areas.

### KITCHEN

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

## BATHROOM

- Rough-in 3-piece washroom in basement.
- All bathroom fixtures to be white.
- Master Ensuite features a frameless glass shower enclosure with frameless shower door in clear glass with chrome hardware. Choice of ceramic tiles on walls and ceiling with recessed shower light.
- Custom quality vanities selected from Vendor's standard samples, except where pedestal sinks are indicated.
- Choice of granite countertop, with undermount oval sink(s) in the master ensuite, from Vendor's standard samples.
- Choice of quartz countertop with undermount oval sink(s), for all remaining bathrooms, including optional basement bathroom, except where pedestals are indicated, from Vendors' standard samples.
- Wall mirrors in all bathrooms.
- White ceramic accessories (toilet paper holder and towel bar) in all bathrooms.
- Decorator ceramic wall tiles in tub and shower enclosure, including ceiling, as per model type
- Where tub and shower stalls are separate, non-free standing tub enclosure is tiled to approximately 16" above tub.
- Acrylic tub(s) and/or free-standing acrylic tub(s), as per model type.
- Recessed medicine cabinet in main bathroom. Where there is no main bathroom, the medicine cabinet will be installed in the Master Ensuite.
- Single-lever faucet in tubs and showers, as per model type, excluding acrylic tub(s).
- Single-lever faucet on all bathroom and powder room sinks with pop up mechanical drain.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Decorative strip lighting above vanities and pedestal.
- Pressure balancing fixtures in all showers.

## LAUNDRY

- Laundry area with tub and connections for water and drain for washing machine, as per model type.
- White melamine upper cabinets in main or second floor laundry rooms, as per model type.

## ENERGY SAVING FEATURES

- Forced air High-Efficiency gas furnace with electronic ignition.
- The Purchaser acknowledges that the condensing hot water system is on a rental program.
- Spray foam insulation in garage ceiling where home design accommodates a room over garage, as per model type.
- All homes are Energy Star Qualified and performance tested by a third party to meet superior standards in Energy Efficiency.

## QUALITY CONSTRUCTION

- Concrete basement walls with foundation wrap to enhance overall water resistance.
- Engineered Floor System – sub-floor is glued, screwed and sanded prior to finishing.
- Windows and exterior doors sealed with high quality caulking.
- Quality 2" x 6" exterior wood frame construction, as per model type.

## ELECTRICAL

- 200 AMP electrical service.
- Ten (10) line voltage pot lights on main floor. Locations to be determined at Design Centre.
- Weatherproof GFI exterior electrical outlet located at the rear and front porch.
- White Decora switches and receptacles throughout.
- Quality ceiling light fixtures provided in foyer, main hall, kitchen, library, dining, breakfast, great room, loft, family, den, upper hallway, all bedrooms, and optional finished basements, as per model type.
- Smoke detectors provided as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Rough-in electrical outlet(s) for future installation of garage door opener(s)
- Door chimes provided.
- Rough-in for Central Vacuum.
- Rough-in for Electric Vehicle Charging Station, as per model type.
- Rough-in Security System. Full security system provided if monitored by Vendor's supplier.
- 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 one (1) year 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.

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## 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 per occurrence.
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 architectural 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 hardware is not covered by Builder's Warranty.
10. The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
11. Location and size of windows and doors may vary with walkout deck conditions. All dimensions are approximate.
12. All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.

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