

EXTERIOR CONSTRUCTION DETAILS

- 1. Exterior walls to be brick and stone cladded, with accent details in other materials, as per Vendor’s predetermined architectural colour schemes and as per plan.
- 2. Exterior paint colour as per Vendor’s predetermined colour schemes.
- 3. Self-sealing roof shingles and/or metal roof (as per plan) from Vendor’s predetermined colour schemes.
- 4. Maintenance free aluminium and/or vinyl soffits, fascia, eavestroughs and downspouts.
- 5. Approximately 8’ high exterior front entry door(s) with grip set and deadbolt.
- 6. Exterior light fixture(s) on front elevation and at rear patio door, as per model type.
- 7. Professionally graded and sodded lot.
- 8. Precast slabs and steps as required with precast slabs at rear garden/sliding door to detached or attached garage, as per model type.
- 9. Continuous exterior wall insulation, basement wall insulation and R-60 attic insulation, to meet or exceed Ontario Building Code requirements.
- 10. Cold cellar and poured concrete porch, as per model type, and where grade permits.
- 11. Reinforced poured concrete garage floor.
- 12. 9’0” high, 10” wide poured concrete basement walls with damp proofing and foundation collector drains. Drainage layer provided on exterior of basement walls to enhance overall water resistance.
- 13. One (1) cold water hose bib provided at front and one (1) cold water hose bib at rear.

INTERIOR FINISHES

- 1. Ceiling height approximately 9’0” on main floor and 8’0” on second floor, as per model type.
- 2. Natural finish oak main staircase (veneer risers and stringers) with oak handrails and spindles from Vendor’s selected samples. Stairway railings to be mounted on oak nosings in platformed area(s), as per model type. Platform(s) and landing(s) to be completed with natural finish engineered oak flooring (approximately 3 1/4” wide) chosen from Vendor’s selected samples, as per model type.
- 3. Painted stairs to unfinished basement, with painted handrail, as per model type.
- 4. Choice of two panel style or flat slab style doors throughout, as per plan, chosen from Vendor’s selected samples.
- 5. All main floor archways to be trimmed.
- 6. All interior doors on main floor to be 8’0” high and 7’0” high on second floor.
- 7. Choice of paint grade “Upgrade 1” or “Contemporary” trim on all doors and arches, chosen from Vendor’s selected samples.
- 8. All interior walls to be finished with premium acrylic latex paint. Wood trim and doors painted with semi-gloss white paint. Purchaser to have choice of one (1) wall colour throughout from Vendor’s selected samples.
- 9. Smooth ceiling finish throughout main floor, laundry areas and all main and second floor washrooms, as per model type. Stippled ceilings with smooth borders on second floor throughout, as per model type.
- 10. All interior door hardware to be lever type in satin nickel colour finish with hinges to match, chosen from Vendor’s selected samples.
- 11. Laundry area complete with base cabinet and laminate countertop chosen from Vendor’s selected samples, and standard tub, as per model type.
- 12. Accommodation for stackable washer/dryer in coach house, as per model type.
- 13. Natural gas fireplace with stonecast mantle, surround and hearth chosen from Vendor’s selected samples, as per model type

KITCHEN SPECIFICATIONS

- 1. Quality “Upgrade Level-2” cabinetry with extended height upper cabinets and “Upgrade Level-1” granite countertops complete with undermount double bowl stainless steel sink with washerless single lever faucet, chosen from Vendor’s selected samples, as per plan.
- 2. “Upgrade Level-1” tile backsplash, chosen from Vendor’s selected samples, as per plan.
- 3. Exhaust hood fan over stove with 6” ducting to exterior.
- 4. Heavy duty plug receptacle provided for stove.
- 5. Designated dishwasher space with rough-in electrical-plumbing for future dishwasher.

BATHROOM FINISHES

- 1. Quality “Upgrade Level-2” cabinetry with “Upgrade Level-1” granite countertops and undermount sinks selected from Vendor’s standard samples in all bathrooms and powder room, as per model type.
- 2. Wall mirrors in all bathrooms.
- 3. All bathroom plumbing fixtures to be white.
- 4. “Upgrade Level-1” wall tiles, chosen from Vendor’s selected samples, installed in all bathroom tub enclosures up to ceiling, as per model type.
- 5. Framed clear glass door with clear glass on half wall(s) and recessed shower light in separate shower stall in master/secondary ensuite bathroom with “Upgrade Level-1” wall tiles, chosen from Vendor’s selected samples, installed up to and including ceiling, as per model type.
- 6. 3-sided freestanding bathtub in master ensuite bathroom with “1st Upgrade” wall tile to approximately 16” above tub on tub wall complete with marble ledge, chosen from Vendor’s selected samples, as per model type. (Model 2803 Connect to receive a drop in tub in master ensuite bathroom with “1st Upgrade” wall tile to approximately 16” above tub, chosen from Vendor’s selected samples.)
- 7. Exhaust fan in all bathrooms.
- 8. Temperature and pressure control single lever faucet on all showers, as per model type.
- 9. Rough-in drain lines for future basement bathroom.

FLOORING FEATURES

- 1. Natural finish engineered oak flooring (approximately 3 1/4” wide) on main and second floor non-tiled areas, as per model type.
- 2. “1st Upgrade” tile floor in designated areas chosen from Vendor’s selected samples, as per model type.
- 3. Luxury vinyl flooring on coach house non-tiled floor areas, as per model type.
- 4. Engineered floor joist system with tongue and groove “weather guard” sub-flooring.
- 5. All sub-floors will be glued and fastened with screws.

DOORS AND WINDOWS

- 1. Colour coordinated vinyl casement and/or awning, or thermo fixed glass windows with LOW-E glass throughout finished recreational area, main and second floor, as per model type.
- 2. High quality white basement windows, with LOW-E glass, in lower level areas.
- 3. Screens on all operational windows.
- 4. Fiberglass insulated front entry door with high quality weatherstripping and colour coordinated prefinished vinyl door frame.
- 5. Pre-finished, steel insulated, roll-up garage door with colour coordinated prefinished vinyl garage door frame.
- 6. Colour coordinated garden door with LOW-E glass provided, as per model type.

ELECTRICAL AND LIGHTING DETAILS

- 1. “200 amp” electrical service with breaker panel and copper wiring throughout.
- 2. Quality LED light fixtures provided throughout finished areas where applicable, as per model type.
- 3. Electrical outlets provided in garage along with waterproof exterior outlet near all exterior doors.
- 4. Heavy duty receptacle and wiring provided for clothes dryer.
- 5. Rough-in RG6, or equivalent, cable T.V. in family room and master bedroom, as per model type.
- 6. Door chime provided.
- 7. Interconnected carbon monoxide detectors as per Ontario Building Code.
- 8. Electronic interconnected, visual smoke detectors installed in basement, on main and upper floor, including all bedrooms, as per Ontario Building Code.
- 9. Rough-in for central vacuum.
- 10. Rough-in for category 5, or equivalent, voice/data wiring in kitchen, family room and master bedroom, as per model type.
- 11. “Decora” switches and plugs.
- 12. Rough-in electric car charger conduit in garage.
- 13. Solar-ready rough in conduit from attic to basement.

MECHANICAL SPECIFICATIONS

- 1. Natural gas forced air “High Efficiency” furnace with electronically commutated furnace motors (ECMs) in main house and coach house, as per model type.
- 2. Installed rental gas hot water heater, and tankless gas hot water heater in coach house, as per model type.
- 3. Central Air Conditioning Unit in main house (optional in coach house).

LINVEST BESPOKE and “GREEN” CHARACTER FEATURES

- 1. All paints to be low VOC.
- 2. All Bathroom exhaust fans to be energy efficient low sone for quiet operation.
- 3. Shut-off valves on all hot and cold water lines on sinks and toilets.
- 4. 2 x 6 wall construction with R22 batt insulation – plus R5 rigid insulation.
- 5. ERV for improved air quality.
- 6. One electronic smoke detector installed in garage.
- 7. Water-efficient toilets, vanity faucets and shower heads.
- 8. Framed mechanical room in basement.
- 9. Finished electrical closet in basement.
- 10. Ducts professionally cleaned prior to Closing.

At South Cornell, all model designs have been reviewed and assessed by an independent certified Energy Evaluator who has been certified and registered through NRCan (National Resources Canada). Each house model will be built to EXCEED current Ontario Building Code requirements. Once the Dwelling is completed and just prior to closing, the same certified Energy Evaluator will return to the Dwelling to verify the air tightness thereof.

The choices noted above may be chosen from Vendor’s samples provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 1(e) of Schedule “A” to this Agreement.

All colour and material choices must be submitted to the Vendor within seven (7) days of notification by the Vendor’s representative.

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the Dwelling before the Closing Date.

The Vendor reserves the right to substitute any materials used in construction of the Dwelling provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor’s Architect. The Purchaser agrees that the Vendor’s Architect shall be entitled to site the Dwelling upon subject lands. Actual elevations will be similar to Artist’s conception but may not be exactly the same.

The Purchaser is notified that the side door and/or door to garage from the Dwelling, where and if applicable, may be lowered, or raised, or relocated, or eliminated as per grading or municipality requirements. Location and size of windows and doors may vary with walkout or deck conditions. The Vendor shall have the right in its sole discretion to construct the Dwelling at a grade level different from that depicted in the sale brochure and/or rendering and/or other plans and specifications previously reviewed by the Purchaser. If such change in grade level shall necessitate, among other changes to the Dwelling, a step or series of steps to the front door, and/or side door, and/or rear door, and/or any door from the garage to the interior of the Dwelling, or lowering or raising of the floor of the foyer and/ or main hallway and/or laundry room area and/or side landing, and/or the construction of a landing in the garage to accommodate a door to the garage, and/or to accommodate grading constraints, the Purchaser hereby irrevocably agrees to accept such changes without any right of abatement of Purchase Price and in full satisfaction of the Vendor’s obligation as to construction of the Dwelling type hereinbefore described.

Vendor is not responsible for shade differences occurring from different dye lots or for variations including in size, colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor’s samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings. Ceiling heights are affected by bulkheads, dropped ceilings, structural and mechanical components, grading and zoning constraints.

Purchaser acknowledges that breach of its obligations contained in this Schedule, including, without limitation, the Purchaser failing to make its colour and material choices within the time frame provided for herein shall result in termination of the herein Agreement at Vendor’s option, or if the Vendor does not elect to terminate this Agreement as aforesaid it has the right to complete the Dwelling without regard to the Purchaser’s actions and the Purchaser shall indemnify the Vendor for any losses or damages it may suffer as a result of the Purchaser’s breach as aforesaid including all compensation that may be payable by the Vendor to the Purchaser for any delay in closing pursuant to the Tarion requirements and any additional costs incurred by the Vendor and, in this regard, the Vendor shall be entitled to credit itself with same on the Statement of Adjustments.