

## QUALITY CONSTRUCTION

1. Architecturally designed homes with genuine clay brick, "maintenance free" Hardie panels, shakes and siding with 30-year non pro-rated manufacturer's warranty, stone veneer, precast concrete sills, and/or wood detailing, as per plan. Sides and rear of homes to be brick, as per Vendor's Architectural plans. House siting and exterior colour package selections are architecturally controlled.
2. Architectural features include raked and/or tooled masonry joints (Vendor's choice), dormers, decorative columns, frieze boards, pre-cast detailing, metal roofs and decorative brackets, as per front elevation.
3. Corner lot flankage elevations to receive enhanced architectural details, as per architectural control.
4. Ground or main floor front elevation exterior porches or porticos with decorative columns and railings, as per plan.
5. 24' Homes - Main and upper floor balconies to have railings and privacy dividers, as per plan.\*\*\*
6. 30' Homes to receive wood deck off rear with steps to grade, as per plan.\*\*\*
7. 2' x 6' exterior stud walls with wall sheathing.\*\*\*
8. Engineered roof systems with raised heel trusses.
9. Prefinished "maintenance free" aluminum soffits, fascia, eaves troughing and downspouts (as per elevation).
10. Premium manufacturer's limited lifetime roof shingles.
11. Wood and steel beam construction.
12. Engineered floor joist system for all subfloors, not including landings.
13. 5/8" premium engineered OSB tongue & groove subfloor, nailed, glued and screwed.\*\*\*
14. 3/8" plywood or 7/16" OSB roof sheathing, Vendor's choice.\*\*\*
15. Poured concrete foundation walls.
16. Precast patterned patio slabs from driveway or from sidewalk to front porch as per approved grading and/or site plan. Front & rear door(s) to receive precast concrete patio step(s) where site grading requires.
17. Concrete Garage floor with reinforced grade beams.
18. Garage interior to be finished with drywall taped and primed.
19. PEX (Cross-linked polyethylene) hot and cold-water lines throughout.

## EXTERIOR FEATURES

20. Black coach lamp at front door(s) and at each sectional roll up Garage door.
21. 24' Homes to receive two (2) water taps with inside shut-off valves. One (1) at front of house and one (1) in the Garage, location at Vendor's discretion.\*\*\*  
30' Homes to receive two (2) water taps with inside shut-off valves. One (1) in Garage and one (1) at the back of the house, located at Vendor's discretion.\*\*\*
22. Front and rear yards to be fully sodded except for hard surface areas, as per plan. Side yards to be sod or gravel, Vendor's choice.
23. Approximately 8' x 7' Steel sectional roll up Garage door(s)\*\*\* with decorative inserts, heavy-duty springs and rust resistant door hardware.
24. Two stage asphalt driveway to be provided for a double car driveway. (Driveway consisting of base coat and top coat).

## DOORS AND WINDOWS

25. "Maintenance free" thermopane Energy Star® qualified coloured vinyl casement windows (coloured windows as per the exterior colour packages approved by the Controlling Architect) on all elevations (including rear). Muntin bars within the panes of glass on front elevation only, as per plan.\*\* All windows to be double glazed with low emissive coating, argon filled gas and insulated spacer bars for greater energy cost savings. All operable windows to have screens. Some decorative windows have fixed glass panes.
26. All exterior door(s), windows and building perforations are foam insulated and fully caulked.
27. Steel clad insulated front entry door(s) with pewter or black grip set(s) and deadbolt – Vendor's choice. Glass panes in doors, transoms or sidelights, as per plan.
28. Insulated metal door from Garage into house, as per plan. \*\* The Vendor reserves the right to substitute the door from the Garage to the house with a wall if grade difference exceeds 3 risers depending on the house plan and zoning bylaw restrictions.
29. Where applicable, and at the Vendor's discretion, the floor at the Garage entry door may be dropped up to 2 risers to accommodate the entry door(s), as per plan.
30. Thermopane exterior metal garden door as per plan (screen not included).\*\*

## ELECTRICAL

31. 200 AMP service with circuit breakers and copper wiring throughout.
32. Heavy-duty cable and outlet for stove and dryer.
33. One waterproof exterior electrical outlet at rear, one at the front porch, and one switch controlled outlet at the front porch soffit for holiday lighting (location of outlets determined by Vendor).\*\*
34. Outlet in Garage ceiling for future installation of each Garage overhead door opener (opener not supplied by Vendor). One per Garage door.
35. All electrical outlets and light fixtures located within all perimeter walls and upper floor ceilings are installed in sealed boxes.
36. Ceiling fixtures in Foyer(s), hallways, Mud Room, Family Room, Laundry Room, Kitchen, Recreation Room, Media Room, all Bedrooms and walk-in closets with energy efficient LED bulbs (min 75% of home) with Vendor supplied fixtures.\*\*
37. Switch controlled capped ceiling outlet provided for future dining area light fixture, as per plan.\*\*
38. All electrical switches and outlets to be white Décora.
39. Prewired for television (RG6 cable) and telephone (CAT5e cable) in Primary Bedroom, Family Room and Recreation Room, as per plan.\*\*
40. All rough-in outlets as noted for TV, telephone, data/voice/video cabling to be left as non-terminated wiring.
41. Electronic smoke detectors on all levels of the home and in all Bedrooms. Carbon monoxide detectors on all levels.
42. Power vented Energy Star® qualified gas fired hot water heater on a rental basis with designated supplier at Vendor's sole discretion.
43. 24' Homes to receive in-floor slab heating at ground floor finished areas.\*\* ,\*\*\*
44. Furnace and hot water tank location and orientation may vary without notice.
45. Front entry door chimes.
46. Rough-in central vacuum outlets located on each finished level. Pipes dropped to unfinished space in the Garage.

47. Electrical outlet provided below counter within Kitchen island and/or peninsula cabinet, as per code.\*\*
48. One rough-in for future power supply for electrical vehicle, including conduit and electrical box located in Garage.\*\*

#### HEATING & INSULATION

49. Upgraded R31 expandable spray foam insulation to Garage ceiling and exterior overhangs where there are livable areas above.\*\*\*
50. Exterior walls insulated to R24. R60 insulation in attic space above living areas.\*\*\*
51. Electronic programmable thermostat centrally located on main floor, at Vendor's discretion.
52. High-efficiency, Energy Star® qualified forced air gas furnace with ductwork sized for central air conditioning. Location and orientation may vary at Vendor's discretion without notice.\*\*
53. Air conditioner supplied and installed.
54. All homes to be equipped with one ERV (Energy Recovery Ventilator) paired with furnace.
55. All exposed mainline metal ductwork joints at ground level are sealed.
56. Ducts professionally cleaned and sanitized. (Purchaser supplied with certificate which is to be redeemed within 3 months from date of closing.)
57. Electric fireplace included, as per plan.

#### INTERIOR FEATURES

58. Interior walls to be painted with 2 (two) coats of off-white premium quality latex paint, 1 (one) coat prime plus 1 (one) coat finish.
59. All interior doors and trim to be painted with (2) two coats of white premium quality latex paint, one (1) coat prime and one (1) coat finish.
60. 24' Homes to receive approximately 9'0" ceilings on main floors, 8'0" ceilings on upper floors, 8'0" ceilings on ground floor, except where bulkheads exist.\*\*\*
61. 30' Homes to receive approximately 9'0" ceilings on main floors and 8'0" ceilings on upper floors, except where bulkheads exist.\*\*\*
62. Entry-resistant framing on all perimeter doors, as per plan.\*\*
63. Trim to be approximately 5¼" baseboards and 2¾" casing in all finished areas, as per plan.\*\*
64. Interior pewter or brushed nickel finish door levers and door hardware (hinges painted), Vendor's choice.
65. Smooth ceilings on all ground and main floors, upper floor hallways, Primary Bedroom, Bathrooms, and Laundry Room. Sprayed stipple ceilings with 4" smooth borders in Secondary Bedrooms. All closets and walk-in pantries have sprayed stipple ceilings without smooth borders.
66. Raised tray ceiling in Primary Bedroom, as per plan.\*\*
67. Cathedral, raised, vaulted and arched ceilings as per applicable plan.\*\*
68. Trimmed archways, as per plan.\*\*
69. Staircase in finished areas to consist of stained finish (to complement adjacent flooring) oak treads, risers, stringers, oak nosing, posts, pickets, and handrails selected from Vendor's standard samples.
70. All closets including linen and walk-in pantries to have white vinyl coated wire shelving.
71. Privacy locks on Primary Bedroom and Bathroom doors.

#### FLOORING FEATURES

72. Choice of 12" x 12" or 13" x 13" ceramic tile in Foyer(s), Kitchen, Mud Room, Bathrooms and Laundry Room, from Vendor's standard samples, as per plan.\*\*\*
73. TORLYS laminate pre-finished flooring on the main floor (excluding tiled areas), upper floor hallways, mid height landings and stair ledges, from Vendor's standard samples, as per plan.\*\*\*
74. Purchaser's choice from Vendor's standard 35oz Berber broadloom with ¼" high density chipfoam underpad\*\*\* or 40 oz polyester broadloom with 12mm standard foam underpad\*\*\* in all upper floor

areas and ground floor finished areas except for tiled and hardwood areas, as per plan. Choice of colours from Vendor's standard samples (one colour throughout).

#### KITCHEN FEATURES

75. Kitchen cabinetry with hardware, as per plan. Colour matched kick plates.\*\*
76. Kitchen cabinetry to have extended upper cabinets, as per plan.\*\*
77. Kitchen uppers to receive crown moulding, as per plan.\*\*
78. Valance moulding under the Kitchen uppers, as per plan (electrical not included).
79. Full depth fridge gable(s) with deep upper cabinet above fridge space, as per plan.
80. Granite counters in Kitchen from Vendor's standard samples, as per plan.
81. Double stainless steel undermount sink in Kitchen, with single lever faucet and vegetable sprayer.
82. Split electrical outlets provided above the Kitchen countertop and dedicated outlet for the refrigerator.
83. Pantry and island with extended breakfast bar top, as per plan.\*\*

#### KITCHEN APPLIANCE FEATURES

84. 30" stainless steel front Energy Star® qualified refrigerator/freezer, supplied and installed.\*\*\*
85. 30" stainless steel front electric stove, supplied and installed.\*\*\*
86. 30" stainless steel front over-the-range microwave, supplied and installed.\*\*\*
87. 24" stainless steel front dishwasher, supplied and installed.\*\*\*

#### BATHROOM FEATURES

88. Bathroom cabinetry with hardware, as per plan. Colour matched kick plates.\*\*
89. Granite counters in Bathrooms from Vendor's standard samples, as per plan.
90. White pedestal sink in Formal Powder and Powder, as per plan.
91. Washerless single lever water efficient faucet(s) in all Bathroom vanities with pop-up drains.\*\*
92. Bathroom fixtures to be white.
93. 30' Homes: Primary Ensuite to have free-standing acrylic tub, with integrated single-lever and handheld water efficient Roman faucet, as per plan.\*\*;\*\*\*
94. 30' Homes: Primary Ensuite separate shower stalls, where applicable, to be finished with clear glass panels and half panels (as per design), chrome frame complete with clear glass shower door, as per plan (ceiling not tiled) and a water proof recessed ceiling light.\*\*;\*\*\*
95. Secondary Bathrooms which feature a separate shower stall, where applicable, to have waterproof interior recessed ceiling light and to be fully tiled not including the ceiling, as per plan. Chrome framed glass shower door, as per plan.\*\*
96. Ceramic wall tiles in tub enclosures, where applicable, to height of dropped ceiling (ceiling not tiled).
97. Mirrors in all Bathrooms with wall mounted lighting above the mirror.
98. Energy Star® qualified exhaust fan in all Bathrooms.
99. Pressure balance bathtub and shower faucets in all Bathrooms, where applicable, for safety and comfort.
100. Cement board tile backer with built-in moisture barrier in shower stall and tub enclosure, as per plan.
101. Energy efficient water saver showerhead and toilet tanks.

#### LAUNDRY

102. Energy Star® qualified exhaust fan in Laundry Room; applies only if no operating window is present in the Laundry Room.
103. Exterior venting for dryer in Laundry Room.
104. Single basin laundry tub, where shown on plan, with 2 handle faucet, as per plan.
105. Upper floor Laundry Rooms only, to have tiled baseboards ¾" x 6" white marble jamb and floor drain, as per plan.\*\*;\*\*\*

106. Optional upper cabinets in Laundry Room, as per plan.\*\*
107. "Oatey" box (or equivalent) recessed in the wall of finished Laundry Rooms in the vicinity of the washer to facilitate ease of connection of the washing machine hot and cold-water lines as well as the drain.
108. Stacked or side-by-side washer and dryer in white finish, as per plan, supplied and installed.

#### **VENDOR'S GUARANTEE & CONDITIONS**

109. All selections, including upgrades, are to be made from Vendor's samples.
110. Geranium has been registered with Tarion Warranty Corporation since 1985 and is in good standing.
111. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee on closing date.
112. Geranium "Better than Code" homes with inspection, evaluation and qualifications conducted by 3rd party Evaluator.

The Purchaser acknowledges that they have been advised of and do hereby agree to all of the following, specific and general notices, warnings, cautions and limitations as are set out below. Provided that specific terms shall not in any way diminish or replace general terms of the same or similar nature or kind.

"Maintenance Free" means as per manufacturer's stated representations in respect of each particular product, and the Vendor does not make any representation or offer any warranty in respect thereof.

\*\*Availability determined by house design.

\*\*\*All measurements, specifications, sizes and finishing details are approximate and subject to change without notice.

1. In accordance with the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
2. Vendor's samples are subject to natural variations in colour and grain. Floor and wall tiles, all countertops, laminate flooring, kitchen cabinets, vanity cabinets and wall finishes are subject to pattern, shade and colour variations.
3. Carpet: The Berber and/or Sisal carpet installed in the home at the Property will not be a seamless installation. The carpet seams will be visible and accepted as installed by the Vendor or the Vendor's agent. Any such seams shall not be considered an item which is damaged or incomplete for the purposes of the Purchaser's Pre-Delivery Inspection and for the completion of the Purchaser's Pre-Delivery Inspection Form.
4. Frameless shower: The Vendor will make every reasonable effort to design and assemble this frameless shower door to restrict water from penetrating outside the shower enclosure. The Vendor will not warrant water damage resulting from water exiting the shower enclosure through and/or around the shower door. The Vendor will not repair any damage that may occur below the shower door sill.
5. Tile: The nature of the rectangular tiles (eg. 12"x 24", etc.) are inherently curved and uneven. Once installed in the home, especially in a brick pattern style, they will accentuate the unevenness and bowed appearance in the centre of the tile. Any inconsistency of the installation of irregular size tiles will not be a warrantable item under Tarion Construction Performance Guidelines. Unevenness shall not be considered an item which is damaged or incomplete for the purpose of the Purchaser's Pre-Delivery Inspection and completion of the Purchaser's Pre-Delivery Inspection Form.
6. Smooth ceilings: Due to the factory finish of gypsum drywall panels and the conventional methods of concealing joints and fasteners with the products available today, certain conditions may detract from the quality of the "smooth" finish of the ceilings. Even though the gypsum drywall panel surface is meticulously treated and as smooth as possible, conditions involving a combination of lighting (both natural and electrical) and gloss-enamel or high-gloss paint may bring about shadows which accentuate even the slightest surface variation across the face of the panel. These surface variations in colour and sheen may affect the quality of the finished product and in all likelihood will be most visible where there are treated joints, fastener heads,

or corner beads. To eliminate the problems noted above, the recommended installation is that your ceiling surfaces be finished with a machine-applied medium to heavy texture spray.

7. Stained stairs: The hardwood flooring to be installed on the Property is factory finished through an automated process, whereas the stained Staircase will be finished manually on-site. As well, the materials used by the contractors assembling the Staircase do not use material from the same suppliers and as such, the stain will not be absorbed in the same fashion for each piece of oak. Accordingly, on-site finishing of the Staircase will result in variations in colour, sheen and consistency of finish and, as such, the Staircase and the hardwood flooring will differ in appearance.
8. Hardwood floors: Purchaser(s) are advised that the normal installation practice, as recommended by the hardwood manufacturer, is to install the hardwood perpendicular to the floor joists. Since not all floor joists run in the same direction throughout the home, the Purchaser(s) acknowledge and accept that the hardwood will not all run in one direction but will be installed as per the hardwood manufacturer's recommendation. The Purchaser accepts this method of installation.
9. Where hardwood floors are being installed as a standard feature or selected as an extra by the Purchaser(s) in "wet" areas, including but not limited to the Kitchen, Breakfast, foyer, Mud Room, etc, the Purchaser hereby releases the Vendor from all liability as it relates to water damage, swelling and/or imperfections that may exist as a result of the hardwood being installed in the wet areas.
10. All natural stone samples shown at the Décor centre/sales office may vary from the product received from the manufacturer for installation. Purchaser acknowledges and accepts that the manufacturing process can result in differences in finish, colour, texture, veining and after decorative attributes of the natural stone product. The Vendor does not warrant the consistency of these attributes and reserves the sole and absolute discretion to install the natural stone product.
11. Lighting: Purchaser(s) acknowledge and accept that due to construction and installation of framing members (lumber), plumbing pipes and HVAC systems, the location of ceiling electrical rough-ins and/or light fixtures and/or smoke and CO detectors may not be 'centred' within the ceiling space of any particular room(s).
12. Eco-laminate flooring may react to normal fluctuations of humidity levels by producing gapping or cupping, both of which shall be considered acceptable. The Purchaser acknowledges that failure to maintain a standard humidity level in the home may result in excessive gapping or cupping, for which the Vendor shall not be responsible.
13. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
14. If the home is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard samples, then the Purchaser shall have until the date designated by the Vendor to properly complete the Vendor's colour and material selection form.
15. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
16. References to model types or model numbers refer to current manufacturer's models or Vendor's house model, as the case may be. If these types or models shall change, the Vendor shall provide an equivalent model (not applicable to Vendor's house model).
17. Wall locations are approximate, and walls or portions of walls may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements.
18. All measurements, specifications, sizes, products, materials and finishing details are approximate, subject to change without notice and shall be from Vendor's standard samples, as applicable and as the circumstances may be.
19. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the home which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the home or development, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser, whatsoever, in respect thereof.