

SCHEDULE "A"

TOWER HILL HOMES SEATON INC.

FREEHOLD TOWNHOMES

FEATURES AND FINISHES

ORAL REPRESENTATIONS DO NOT FORM PART OF NOR CAN THEY AMEND THIS AGREEMENT.

EXTERIOR

- 1. TOWERHILL HOMES (NEW SEATON) is a new home community inspired by a sense of neighborhood. All house sitings, exterior colours and materials are architecturally controlled.
- 2. DISTINCTIVE ELEVATIONS UTILIZING CLAY BRICK, PRECAST STONE, WOOD, VINYL, ALUMINUM AND OTHER UNIQUE MATERIALS, SOLDIER COURSING, ARCHES, KEYSTONE AND MASONRY DETAILING IN BRICK OR PRECAST STONE, as per elevation.
- 3. LOW-E ARGON VINYL CASEMENT WINDOWS OR THERMO GLAZED FIXED WINDOWS, excluding basement windows. All operable windows to have screens.
- 4. Vinyl Sliding Patio Door(with screen), as per applicable plan
- 5. Front entrance to have metal insulated door with glass insert and weather stripping as per applicable elevation
- 6. Front entry door with SATIN NICKEL PLATED GRIP SET, DEAD BOLT, and BLACK COACH LAMPS.
- 7. SELF-SEALING ASPHALT ROOF SHINGLES in blended colours with a 25 YEAR MANUFACTURER'S WARRANTY.
- 8. Pre-finished Aluminum MAINTENANCE FREE soffits, eavestrough, fascia and downspouts.
- 9. paneled sectional roll-up garage doors as per elevation.
- 10. Two exterior hose bibs, including one in garage.
- 11. Driveway to be paved, subject to construction schedule.
- 12. Precast concrete patio slab walkway from driveway to front porch, including precast steps at front or rear doors where applicable.
- 13. Lot sodded and graded to the requirements of the Municipality.
- 14. Elegant Municipal address plaque.

INTERIOR FEATURES

- 1. NATURAL FINISH OAK PICKETS, RAILING, AND STRINGER on stairwells in finished areas.
- 2. COLONIAL STYLE INTERIOR DOORS and COLONIAL STYLE TRIM throughout finished areas. Quarter round trim in tiled areas, as Per plan
- 3. Brushed chrome style interior door knobs. Painted hinges
- 4. All doors and windows to be trimmed throughout in finished areas.
- 5. QUALITY BROADLOOM in ALL FINISHED AREAS (except tiled areas) from Vendor's samples.
- 6. CERAMIC FLOOR TILE IN FRONT MAIN ENTRY, KITCHEN, POWDER ROOM ALL BATHROOMS AND MAIN OR SECOND FLOOR LAUNDRY ROOM, from Vendor's samples as per Applicable plan.
- 7. WIRE-VENTILATED SHELVEING to all closets, including Linen.
- 8. Interior walls finished in quality LATEX PAINT in all areas.
- 9. DECORATIVE WOOD COLUMNS per applicable plans.
- 10. Stipple-sprayed ceilings throughout, except kitchens, bathrooms, and laundry rooms, as per plan.
- 11. All trim to be painted cool white. Interior walls to be painted one colour with premium quality latex paint
- 12. ELECTRIC FIREPLACE with white painted mantel as per plan

KITCHENS

- 1. Purchaser choice of Quality Design Kitchen Cabinets and laminate countertops from vendor samples.
- 2. TALLER UPPER KITCHEN CABINETRY.
- 3. FLUSH BREAKFAST BAR on kitchen islands or peninsulas as per applicable plans.
- 4. STAINLESS STEEL DOUBLE COMPARTMENT SINK with Moen single lever chrome faucet.
- 5. QUALITY IMPORTED CERAMIC FLOOR TILES from vendor samples.
- 6. Space for DISHWASHER provided in Kitchen Cabinets with ROUGH-IN WIRING AND FUTURE DRAIN CONNECTION included.
- 7. Two speed exhaust hood fan over stove area vented to exterior.
- 8. Heavy duty electrical receptacle for stove.
- 9. Split electrical outlets at counter level for small appliances.

LAUNDRY AREAS

- 1. CERAMIC FLOOR TILES when laundry room on first or second floor, from vendor's samples
- 2. Connections for hot and cold water to future washer.
- 3. Heavy duty electrical outlet for dryer and electrical outlet for washer.
- 4. Dryer vent connection to exterior.
- 5. Heavy duty electrical outlet for dryer and electrical outlet for washer.

BATHROOMS

- 1. ENSUITE BATH in master bedroom with oval tub and separate shower stall as per applicable model type.
- 2. SINGLE LEVER TAPS WITH TEMPERATURE CONTROL in bathtub and shower, and oval bathtubs where no separate shower stall.
- 3. PEDESTAL SINKS in all POWDER ROOMS. Other bathrooms with VANITY CABINETS and laminate countertops from vendor samples

- 4. SINGLE LEVER FAUCETS to all vanity and pedestal sinks WITH MECHANICAL POP-UP DRAINS.
- 5. CERAMIC FLOOR TILES from vendor samples to floors and bathtub enclosure, except two rows of tile where ensuite has an oval tub and a separate shower stall.
- 6. CERAMIC TILED SHOWER STALLS (where indicated on plans) from Vendor's samples, with MARBLE JAMBS and separate INTERIOR SHOWER LIGHT, as per plan.
- 7. CERAMIC BATHROOM ACCESSORIES include soap dish, towel bar, and toilet tissue dispenser.
- 8. VANITY LENGTH MIRRORS in all bathrooms.
- 9. Water saving toilets.
- 10. Shut off valves for all sinks and toilets.
- 11. White plumbing fixtures in all bathrooms.
- 12. Exhaust fans vented to exterior in all bathrooms.
- 13. Privacy locks on all bathroom doors.
- 14. Strip lighting above mirror in all bathrooms.

ELECTRICAL

- 1. 200 AMP SERVICE with Circuit-breaker type panel. ELECTRICAL LIGHT FIXTURES to be installed in KITCHEN, POWDER ROOM, MAIN AND ENSUITE BATHROOMS AND ALL BEDROOMS. Switch controlled receptacle in Living Room and Family Room. Capped ceiling outlet in Dining Room (location to be determined by Vendor). Hard wired SMOKE DETECTORS on all floors and carbon monoxide detectors (as per Ontario Building Code).
- 2. Two electrical outlets in garage (one in wall, one in ceiling for future garage door opener).
- 3. DECORA electrical switches and receptacles.
- 4. Ground fault interrupter protection in all bathrooms.
- 5. Weatherproof GFI exterior electrical outlet located at the rear and front porch.
- 6. One electric outlet in unfinished area of basement at electrical panel.
- 7. Door chime at front entry

ROUGH-INS

- 1. ROUGH-IN FOR CENTRAL AIR CONDITIONING.
- 2. ROUGH-IN PLUMBING FOR FUTURE DISHWASHER IN KITCHEN, as per plan
- 3. ROUGH-IN 3 PIECE BASEMENT BATHROOM, as per plan.

ENERGY EFFICIENT FEATURES

- 1. HIGH EFFICIENCY FORCED-AIR NATURAL GAS FURNACE.
- 2. Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
- 3. Ducting sized to accommodate future central air conditioning.
- 4. Insulation to meet or exceed Ontario Building Code standards to all exterior walls, roof areas, garage ceilings, and basement.
- 5. Power vented hot water tank (gas) on a rental basis.
- 6. Thermostat centrally located on main floor.
- 7. Windows and doors sealed with top quality exterior caulking.

CONSTRUCTION & OTHER FEATURES

- 1. NINE-FOOT (9') HIGH CEILINGS ON MAIN FLOOR, except in Powder Room and/or Main Floor Laundry Room and where architectural designs, mechanical, or ductwork bulkhead requirements require ceiling height to be lowered
- 2. Eight-foot (8') high ceilings on ground and second floor, as per plan, subject to mechanical or ductwork bulkhead requirements.
- 3. ENGINEERED FLOOR JOISTS on main and second floor.
- 4. RIGID 2" x 6" EXTERIOR FRAMED WALL construction.
- 5. Tongue & Groove Sub-flooring throughout. All sub-floor sheathing to be screwed to floor joists and joints sanded prior to finished floor installation.
- 6. Engineered roof truss system and 3/8 inch roof sheathing.
- 7. Poured concrete basement walls with DRAINAGE MEMBRANE BLANKET WRAP TO ALL INTERIOR BASEMENT LIVING AREAS, and weeping tile drain pipe at footings where applicable.
- 8. Covered front entry porches with railings where required by grade.
- 9. Poured concrete front porch, as per applicable plan.
- 10. Poured concrete basement floors and garage floors.
- 11. Poured concrete cold room (as per applicable plan and if permitted by grade).
- 12. Direct insulated access Door from Garage to house with deadbolt and closer if grade permits and as per plan. Purchasers are notified that the garage man door may be relocated or eliminated to accommodate drainage as per grading siting or municipality requirements, if applicable.
- 13. Townhouses to have double stud party wall construction as per Ontario Building Code.

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WARRANTY

1. VENDOR WARRANTY IN ACCORDANCE WITH THE TARION WARRANTY PROGRAM.

2. SEVEN (7) YEAR TARION WARRANTY PROTECTION PROGRAM FOR MAJOR STRUCTURAL DEFECTS ONLY

3. All warranties are limited to the requirements and provisions established by the Ontario New Home Warranties Plan Act and the Tarion Warranty Corporation. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment.

4. VENDOR to complete a pre-delivery inspection with the Purchaser prior to closing date.

5. Main Floor front and rear entry and main floor laundry room floor may be lowered where applicable at Vendor's discretion. Unfinished basement ceiling areas may be lowered as well accommodate change.

6. Purchasers are notified that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.

7. All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. Vendor reserves the right to change the foregoing specifications without notice.

8. House types and streetscapes subject to final architectural approval by the City of Pickering or Subdividor's Architectural control Architect.

9. Vendor will not allow Purchaser to do any work and/or supply any material to finish dwelling before closing date.
10. Siting requirement may require the Vendor to site the dwelling as a reverse model, and the purchaser agrees to accept the same.

11. NOTE: Actual usable floor space may vary from stated floor area. Location of furnace, hot water tank, 3 piece rough-in bathroom and location and number of columns and beams may vary from promotional material and Purchaser agrees to accept the same.

12. Room dimensions and window configurations may vary with final construction drawings.

13. All ceiling heights are approximate and may vary. Some ceiling heights will be dropped to accommodate HVAC, plumbing, venting, electrical, mechanical, insulation, bulkheads and other structural requirements, which will result in areas of lower ceiling heights.

14. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevations or layout of this model and Purchaser agrees to accept such changes as constructed or as necessary.

15. Variations from Vendor's samples may occur in exterior finishing materials, kitchen and vanity cabinets, and floor and wall finishes, due to normal production process.

16. All outside colours and materials pre-selected by Vendor are architecturally controlled

17. PRICES, TERMS AND CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE.

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E&O.E