

**SCHEDULE "PE"
PURCHASER'S EXTRA**

Wood - 4A

Lot 69

Site

File

KINGSMEN (THAMES) INC. Vendor	NIRMAL SINGH JAGDEV Purchaser(s) Telephone Number:
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Lot / Townhouse No.	House Type	Reg. Plan #	Closing Date	Date Ordered
69	James (3601) Elev B 4 Bed - 2+1 Bath, 2,205 SQ. Sched 1	Draft Approval SB17-03-08		11-Feb-2019

EXTRAS/UPGRADES INCLUDED IN PURCHASE PRICE

1		
2		
3		
4	5 FREE APPLIANCES - STAINLESS STEEL FRONT - FRIDGE; STOVE AND DISHWASHER. WHITE WASHER AND DRYER (SUPPLIED ONLY, NOT INSTALLED, FROM BUILDERS STANDARD LINE) TO ARRANGE DELIVERY - CALL THE BRICK COMMERCIAL SALES DIVISION AT 1-877-353-2850.	
5	VENDOR TO INSTALL CAPPED GAS LINE (ROUGH-IN ONLY) AT REAR OF HOME FOR FUTURE BBQ LOCATION. LOCATION TO BE FINALIZED AT VENDORS SOLE DISCRETION.	
6	VENDOR TO SUPPLY & INSTALL AIR CONDITIONING UNIT, SIZED ACCORDINGLY, FROM VENDORS STANDARD SAMPLES.	
7		

This is your direction to install the above extras on the following terms and conditions:

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this extra is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed by default of the Purchaser, the total cost of extras ordered are not refundable to the purchaser.
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of the Vendor

PREPARED BY: Ann Parsons


Purchaser - NIRMAL SINGH JAGDEV


Vendor - KINGSMEN (THAMES) INC.

Construction Scheduling Approval
Per: 
Date: _____

SCHEDULE "A" - Features and Finishes

TOWNHOMES, 30' & 36' DETACHED

Lot 69 Phase: 4A Plan: Draft Approval SB17-03-08 Model: James (3601) Elev B 4 Bed - 2+1 Bath Standard

QUALITY EXTERIOR CONSTRUCTION

1. Architecturally inspired front elevations, including CLAY BRICK WITH STONE ACCENTS, VERTICAL BOARD AND BATTEN VINYL SIDING OR HORIZONTAL VINYL SIDING as per plan.
2. All exterior elevations and colour schemes, including brick selection, are Architecturally Controlled as part of pre-selected exterior colour packages.
3. MAINTENANCE FREE COLUMNS AND RAILINGS (only where required by grade), per applicable elevation.
4. MAINTENANCE FREE, LOW E ARCON VINYL WINDOWS AND SLIDING DOORS, with sealed thermopane glass panels.
5. CASIMENT WINDOWS THROUGHOUT main and second floor. Basement windows are sliders. All operable windows are pre-designed by the builder and will have screens. Some front and side elevation pull-down, transom, octagon and other accent windows to be faux black glass, as per elevation.
6. RAISED PANEL, SECTIONAL GARAGE DOORS with window inserts and paint finish, as per elevation. Colour of individual doors are Architecturally Controlled as part of pre-selected exterior colour packages.
7. Lot to be fully sodded (including boulevard, where applicable).
8. PAVED DRIVEWAY. Cast to be finished to Builder's closing.
9. Two exterior water taps with interior shut-off.
10. Two exterior weather-proof electrical outlets with ground fault wiring. One outlet to be located near front entrance and equipped with interior switch. The second outlet, will be located at the rear of the house and is not switched.
11. Community to have paved roads, curbs, storm and sanitary sewers.
12. Porches to be poured concrete.
13. Garage floor to be poured concrete with steel reinforcing.
14. Pre-finished, maintenance-free soffits, fascia, eavesstraps and down pipes as per elevation.
15. 7/16" plywood roof sheathing.
16. Upgraded self-sealing, 30 YEAR ASPHALT SHINGLES.
17. Steel-beam construction in basement, where applicable.
18. Basement walls are poured concrete with damp proofing system. Exterior drainage membrane provided at basement area and weeping tiles for additional protection against basement leaks.
19. Basement floor to be poured concrete.
20. Upgraded, STEEL OR FIBREGLASS insulated and embossed front entry door with glass insert, sidelights and/or transom windows, as per plan.
21. All exterior doors are insulated, with energy efficient weather stripping and dead bolt lock.
22. Elegant brushed nickel-finish grip set on front door.
23. Precast concrete slab walkway from driveway to main porch entrance. Any applicable rear patio will be precast concrete slabs.

GENERAL INTERIOR CONSTRUCTION

1. All framing in accordance with Ontario Building Code and local municipal requirements. Construction of homes inspected at specified stages by municipal officials.
2. All exterior walls of habitable areas constructed with 2" x 5" framing.
3. Professionally engineered roof trusses, as per plan.
4. UPGRADED 3/4" SPRUCE PLYWOOD SUBFLOOR, to be glued, screwed and sanded at joints.
5. UPGRADED ENGINEERED FLOOR JOIST SYSTEM.
6. All insulated as per Ontario Building Code: Exterior walls of habitable areas insulated to a rating of R22. Roof of habitable areas insulated to a rating of R60; Basement walls R20 (Full Height, 12" above basement floor).
7. VAULTED AND COFFERED CEILINGS, as per plan.
8. Ceiling heights to be 9' on main floor and 8' on second floor.
9. Ceiling heights may vary from standards noted above, in those areas where ceilings must be dropped to accommodate mechanical and/or structural systems, or where determined by the vendors architect (such as on tiered ceilings).

KITCHENS

1. LAMINATE KITCHEN COUNTERTOPS, in selection of colours, based on Builder's samples, as per plan.
2. DOUBLE COMPARTMENT LEDGERBACK STAINLESS STEEL SINK.
3. SINGLE LEVER FAUCET with pull out spout, in chrome finish.
4. Stainless steel exhaust hood fan over stove, vented to exterior.
5. Choice of cabinets in a variety of colours and styles, from Builder's samples.
6. Electrical outlets for stove, fridge and countertop appliances as per Ontario Building Code requirements.
7. Rough-in wiring and plumbing for dishwasher hook-up.
8. Open dishwasher space as per plan (Optional filler base cabinet available).
9. Mesh BREAKFAST BARS as per plan.
10. Designer KITCHEN ISLANDS and PENINSULAS, as per plan.

BATHROOMS

1. ELONGATED, COMFORT HEIGHT TOILETS.
2. SEPARATE SHOWER STALL with shower curtain rod in Master Ensuite, as per plan.
3. OVAL SOAKER TUB or CORNER TUB in Master Ensuite, as per plan.
4. Bath tub enclosures and shower stalls to be in HIGH QUALITY 6" x 8" CERAMIC TILES from Builder's samples. Soaker and corner tub, skirts, deck and surrounds finished in a maximum of 13" x 13" ceramic wall tile, from Builder's standard samples.
5. Standard white bathroom fixtures from Builder's samples.
6. SINGLE LEVER FAUCETS in all vanities, shower controls with built-in temperature balance regulators.
7. Choice of vanity cabinets and laminate countertops from Builder's samples.
8. OVERSIZED MIRRORS in ALL BATHROOMS.
9. POWDER ROOM VANITY (not a pedestal sink) as per plan.

INTERIOR FINISHES

1. 2 1/2" COLONIAL CASING AND TRIM FOR ALL DOORS AND WINDOW OPENINGS, 4 1/2" COLONIAL BASEBOARD. Quarter round installed on all hard surfaces.
2. SERIES 800 COLONIAL STYLE INTERIOR DOORS, including closets, as per plan.
3. BRUSHED NICKEL FINISH DOOR HARDWARE. All bathrooms to have privacy locks.
4. COMPLETE, OAK FINISH STAIR, RAILING, PICKETS, RISERS, STRINGERS AND NOSING IN NATURAL FINISH.
5. ELEGANT FULL HEIGHT OR HALF COLUMNS, as per plan.
6. TRIMMED OPENINGS on main floor as per plan (excluding window arches).

FLOORING

1. Choice of HIGH QUALITY CERAMIC TILE, up to 13" x 13", from Builder's standard selection, IN ENTRANCE FOYER, KITCHEN, BREAKFAST AREA, POWDER ROOM, LAUNDRY ROOM (main per plan), MASTER ENSUITE FLOOR, SOAKER OR CORNER TUB DECK (as per plan) and ALL BATHROOM FLOORS, as per plan.
2. 3 1/2" x 1/2" ENGINEERED HARDWOOD STRIP FLOOR IN NATURAL FINISH FROM BUILDER'S STANDARD SAMPLES ON MAIN FLOOR NON-TILED AREAS, as per plan.
3. 40 OZ POLYESTER BROADLOOM WITH 11mm FOAM UNDERPAD in all second floor non-tiled areas. Choice of one colour throughout from Builder's standard samples and berber standard.

LAUNDRY ROOM

1. SINGLE LAUNDRY TUB located as per plan.
2. Plumbing and electrical provided for laundry equipment hook-up, location per plan.
3. Heavy-duty electrical outlet for dryer and electrical outlet for washer. Exterior wall vent provided for dryer.

ELECTRICAL

1. 200 amp circuit breaker panel with copper wiring throughout.
2. All wiring in accordance with Ontario Building Code standards.
3. INTERIOR ELECTRICAL LIGHT FIXTURES THROUGHOUT.
4. FRONT DOOR CHIME.
5. ROOM IN FOR FUTURE CENTRAL VACUUM SYSTEM.
6. SMOKE DETECTOR ON EACH LEVEL.
7. CARBON MONOXIDE DETECTOR, as per Ontario Building Code.
8. Electrical outlet in the garage for automatic garage door opener as per elevation.
9. THREE (3) TELEPHONE OUTLETS IN CHOICE OF PURCHASER LOCATIONS.
10. TWO (2) CABLE T.V. OUTLETS IN CHOICE OF LIVING ROOM, FAMILY ROOM, AND MASTER BEDROOM.
11. Exhaust fans to be provided in all washrooms, as per specifications.
12. SHOWER STALL LIGHT (as per plan).
13. WHITE DECORA LIGHT SWITCHES AND WHITE WALL PLATES. Light switches to be located at child-accessible height.
14. DECORATIVE BLACK COACH LAMP AT FRONT AND REAR OF HOME, and side entries, where applicable.

HOME COMFORT

1. High efficiency gas-fired forced air furnace with electronic ignition.
2. HEAT RECOVERY VENTILATOR (HRV), as required.
3. Energy efficient gas-fired hot water tank (Purchaser to enter a rent-to-own agreement with supplier at Closing).
4. GAS FIREPLACE WITH WHITE PAINTED MANTLE, as per plan.

PAINTING FINISHES

1. All interior walls, door and trim to be painted Kingsmen white throughout.
2. All interior ceilings to be smooth throughout.

COLOUR SELECTION AND FINISHES

1. All colour and finishing selections are to be made at Kingsmen Group Inc. Décor Centre and from Builder's standard samples. Kingsmen Group Inc. provides the services of a professional decorator to assist in the completion of their interior finishing selections and the selection of upgrades.
2. The purchaser acknowledges that items displayed in the Model Home or Presentation Centre may include upgraded items only available at an extra cost, as well as other items shown for display purposes only, which may not be available.
3. The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre and/or Model Homes may vary from those displayed and available at the time of colour selection.

TARION WARRANTY CORPORATIONS COVERAGE

1. Seven years: MAJOR STRUCTURAL DEFECTS.
2. Two years: PLUMBING, HEATING, ELECTRICAL, SYSTEMS AND BUILDING ENVELOPE.
3. One year: ALL OTHER ITEMS.
4. Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

1. Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
2. Number of steps at front and rear yard may vary from that shown according to grading conditions and municipal requirements.
3. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
4. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
5. Actual square footage may vary slightly, depending on elevation selected.
6. Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
7. Home to be finished in a good, workman like manner.
8. All Purchaser's selections are from Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Presentation Centre, Model Home or Décor Centre are not necessarily included in the purchase price.
9. Purchaser acknowledges that basement and garage areas are unfinished areas.
10. Options shown on floor plan are available at an extra cost.
11. Exterior renderings used for marketing purposes are Artist's Concepts only. Any landscaping, fencing, walkways or other items used to accessorize renderings are for illustrative purposes only.
12. Terms "as per elevation" or "as per plan" refer to illustrations provided in marketing documentation.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE E. & O. E.

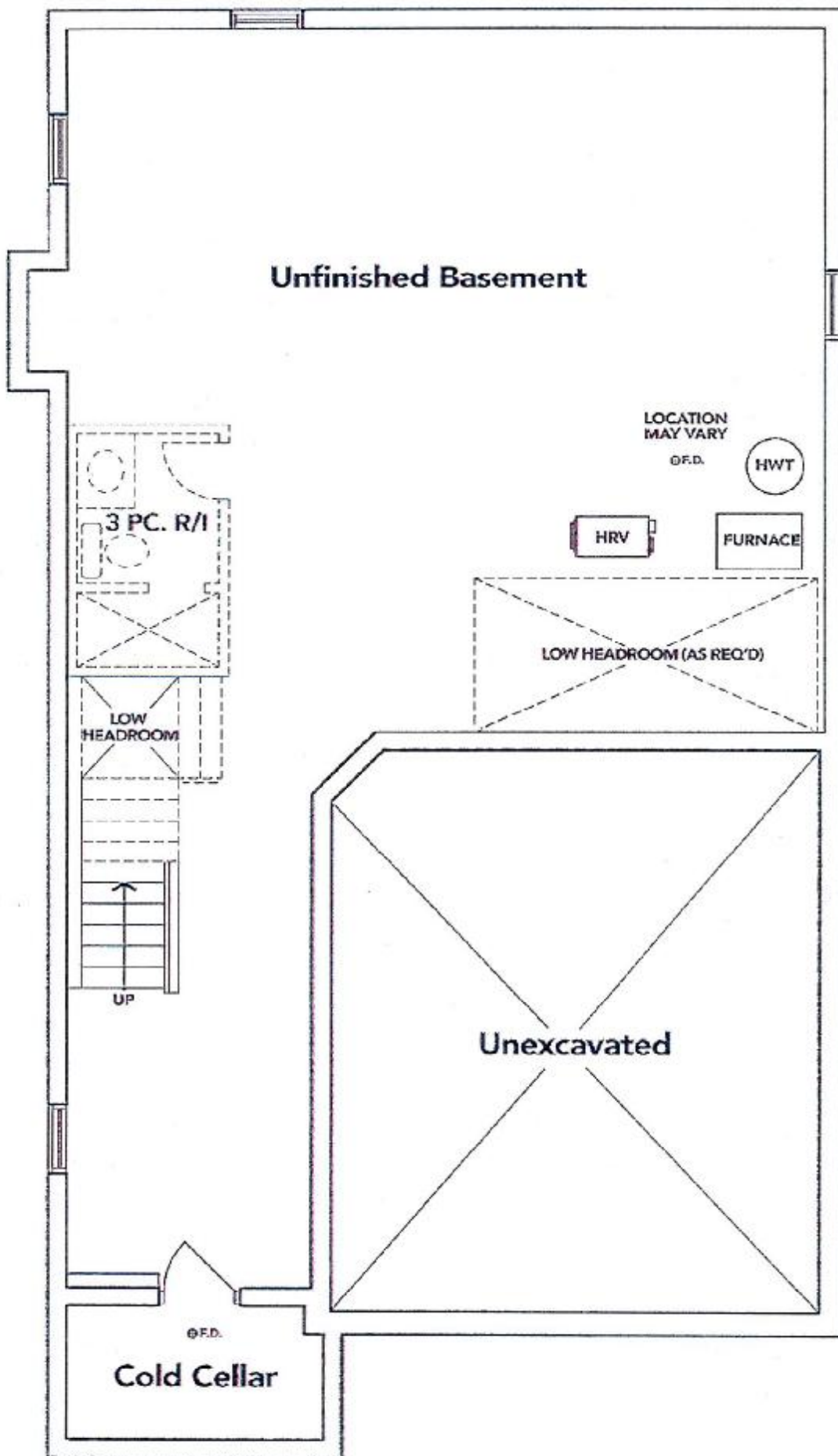
Purchaser - NIRMAL SINGH JAGDEV

Date

Vendor : KINGSMEN (THAMES) INC.

SCHEDULE "B-1"
Floor Plan

Phase 4A
Model: James (3601) Elev B 4 Bed - 2+1 Bath
Standard

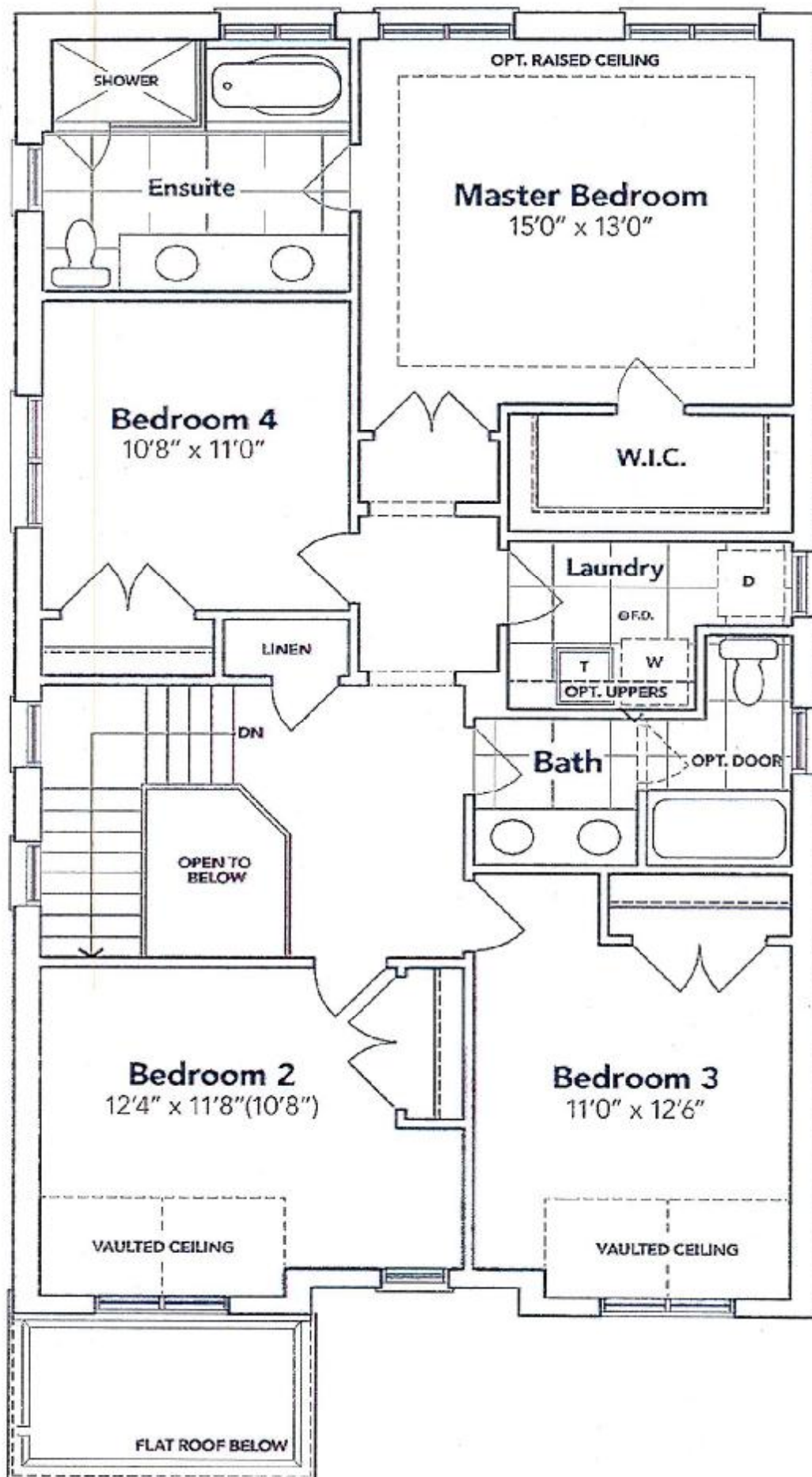


BASEMENT EL. B

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

SCHEDULE "B-1"
Floor Plan

Phase 4A
Model: James (3601) Elev B 4 Bed - 2+1 Bath
Standard



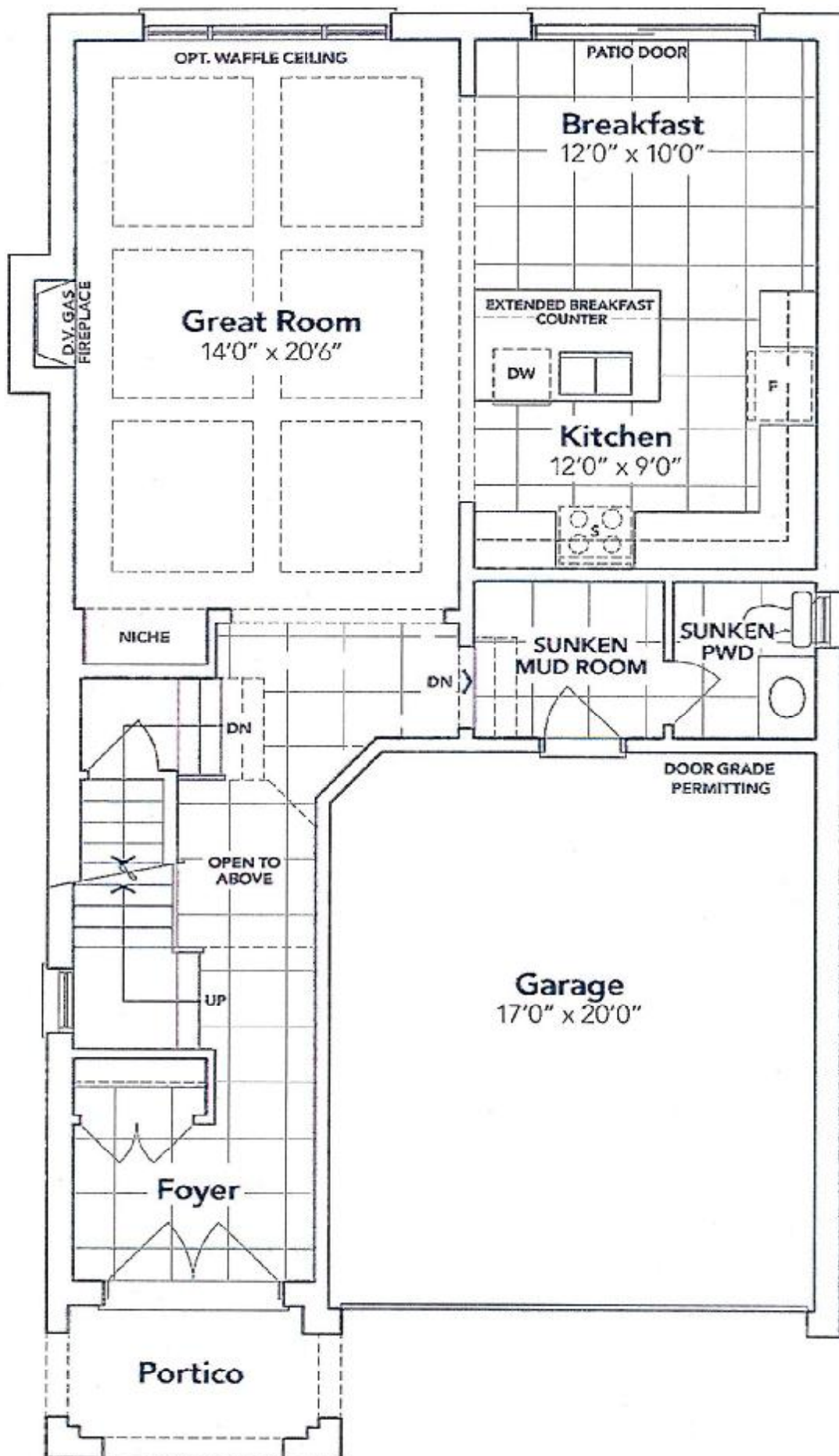
SECOND FLOOR EL. B

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SCHEDULE B-1
Floor Plan

Phase 4A
Model: James (3601) Elev B 4 Bed - 2+1 Bath
Standard



GROUND FLOOR EL. B

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