

PH 4B
Cost

SCHEDULE "PE"
PURCHASER'S EXTRA

KINGSMEN (THAMES) INC.		GURLAL SINGH BRAR RUPINDER KAUR BRAR Purchaser(s) Telephone Number: -	
Vendor			

Lot / Townhouse No.	House Type	Reg. Plan #	Closing Date	Date Ordered
1	Lancaster(5001)Elev C 4 BED-3+1 BATH, 3,098 SQ. FT.	Draft Approval SB17-03-08	18-May-2021	24-Mar-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 INSTALL GAS LINE (ROUGH-IN ONLY) TO KITCHEN IN AT STOVE LOCATION (AS PER PLAN) TO INCLUDE 110V CODE REQUIREMENT.	
7	VENDOR TO SUPPLY & INSTALL AIR CONDITIONING UNIT, SIZED ACCORDINGLY, FROM VENDORS STANDARD SAMPLES.	
8		
9		
10	Vendor to include Level 1, 20CM granite or quartz in all bathrooms in lieu of included laminate counter tops. As per plan only and to be selected from builders samples	
11	as per sketch, vendor to include a side entrance in lieu of side window. Vendor has the ability to amend the side elevation, at his sole discretion, and as needed to include this side entrance to the house if Grading Permitted	
12	Vendor to include a larger front door - minimum 8 feet high and approximately 40 inches wide, in lieu of the included front door and side light as per plan	

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

APB
APB

SCHEDULE "A" - Features and Finishes

Luxury 50' & 60' DETACHED

Lot 1 Phase: 4B Plan: Draft Approval SB17-03-08 Model: Lancaster(5001)Elev C 4 BED-3+1 BATH

QUALITY EXTERIOR CONSTRUCTION

1. Classic and Modern all clay brick designs that are Architecturally controlled with stucco, stone, precast, and/or architectural siding on facades and/or flankage details.
2. All exterior elevations and colour schemes, including brick selection, are Architecturally Controlled as part of pre-selected exterior colour packages.
3. COLUMNS AND RAILINGS (only where required by grade), per applicable elevation.
4. MAINTENANCE FREE, LOW E ARGON VINYL WINDOWS AND SLIDING DOORS, with sealed thermos-pane glass panels.
5. CASEMENT WINDOWS THROUGHOUT main and second floor. Basement windows are sliders, in white. All operable windows are pre-designed by the builder and will have screens. Some front and side elevation palladium, transom, octagon and other accent windows to be faux black glass, as per elevation. Window colours are architecturally controlled.
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. Cost to be credited to Builder on 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, 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, eavestroughs 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.
24. CUSTOM ADDRESS PLAQUE.

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 6" framing.
3. Professionally engineered roof trusses, as per plan.
4. UPGRADED ¾" 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 10' on main floor and 9' on second floor, and UPGRADED BASEMENT height to be approximately 9'.
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 vendor's architect (such as coffered ceilings).

KITCHENS

1. LUXURIOUS GRANITE OR QUARTZ COUNTERTOPS to kitchen in a selection of colours, from builder's standard samples, as per plan.
2. DOUBLE COMPARTMENT UNDERMOUNT 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. Flush BREAKFAST BARS as per plan.
10. Designer KITCHEN ISLANDS and PENINSULAS, as per plan.

BATHROOMS

1. WHITE ELONGATED, COMFORT HEIGHT TOILETS (2 piece).
2. Master Ensuite with FRAMELESS GLASS shower, as per plan.
3. White SOAKER TUB or CORNER TUB in Master Ensuite, as per plan.
4. Bath tub enclosures and shower stalls to be in HIGH QUALITY 8" x 10" CERAMIC TILES from Builder's samples including ceiling. Soaker and corner tub, skirts, deck and surrounds finished in a maximum of 13" x 13" floor tiles to master ensuite corner / soaker tub skirt and deck. 8" x 10" wall tile to master ensuite corner / soaker tub wall surround, from Builder's standard samples..
5. Standard white bathroom fixtures from Builder's samples.
6. SINGLE LEVER FAUCETS installed on overmount sinks in all vanities, single lever shower controls with built-in temperance balance regulators.
7. MASTER ENSUITE SHOWER TO HAVE LUXURIOUS RAIN HEAD SHOWER, HANDHELD SHOWER WITH DIVERTER and toe tester all in chrome finish.
8. Choice of vanity cabinets with Laminate countertops from Builder's samples.
9. OVERSIZED MIRRORS IN ALL BATHROOMS.
10. POWDER ROOM VANITY (not a pedestal sink) as per plan.

INTERIOR FINISHES

1. UPGRADED 4" MODERN CASING AND TRIM FOR ALL DOORS AND WINDOW OPENINGS, 7" MODERN BASEBOARD. Quarter round installed on all hard surfaces. Dimensions are approximate.
2. TWO PANEL, EXTENDED HEIGHT, SMOOTH SERIES INTERIOR DOORS, including closets, as per plan.
3. BRUSHED NICKEL FINISH DOOR HARDWARE. All bathrooms to have privacy locks.
4. COMPLETE, OAK FINISH STAIRS, RISERS, STRINGERS AND NOSING IN NATURAL OR STAIN FINISH from Builder's standard colours. UPGRADED IRON PICKETS THROUGHOUT, AS PER PLAN.
5. ELEGANT FULL HEIGHT OR HALF COLUMNS, as per plan.
6. TRIMMED OPENINGS on main floor as per plan (excluding rounded arches).

FLOORING

1. Choice of HIGH QUALITY TILE, up to and including 12" x 24", from Builder's standard selection, IN ENTRANCE FOYER, KITCHEN, BREAKFAST AREA, POWDER ROOM, LAUNDRY ROOM, MAIN HALL, and MASTER ENSUITE FLOOR, as per plan.
 2. 5" ENGINEERED HARDWOOD STRIP FLOOR IN NATURAL OR STAIN FINISH FROM BUILDER'S STANDARD SAMPLES ON MAIN, SECOND FLOOR, and landings excluding tiled areas as per plan.
 3. 13"x 13" floor tiles to all bathrooms, from Builders standard samples, as per plan.
- LAUNDRY ROOM
1. Fiberglass 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.
 4. 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 as determined by Builder.
4. FRONT DOOR CHIME.
5. ROUGH IN FOR FUTURE CENTRAL VACUUM SYSTEM and outlets as determined by Builder.
6. SMOKE DETECTOR ON EACH LEVEL, as per OBC.
7. CARBON MONOXIDE DETECTOR, as per Ontario Building Code.
8. Electrical outlet for each garage for automatic garage door opener as per elevation.
9. THREE (3) TELEPHONE OUTLETS (CAT 3) IN CHOICE OF PURCHASER LOCATIONS.

Page 1 of 2

AB

AB

- HOME, and side entries, where applicable.
- 15.ROUGH-IN CONDUIT FOR FUTURE ELECTRIC CAR CHARGING SYSTEM

- when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser agrees is not the responsibility of the Vendor. The Purchaser further acknowledges being advised that the purchase of a humidifier for the Real Property in which hardwood flooring is installed is recommended by the Vendor so as not to expose such hardwood flooring to extended periods of humidity levels that

and ensure the recommended range of forty to fifty percent. The vendor recommends monitoring home humidity levels consistently. The Purchaser

- also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure.

flooring material thicknesses,

- c. the supply and manufacture of kitchen design, cabinetry and countertops depends upon the dimensions and specifications of the appliances chosen or desired by the Purchaser. Accordingly the Purchaser must bring the specifications and dimensions of the chosen or desired appliances to the Home Design Centre Appointment in order for the Vendor to complete the required kitchen design. Should the Purchaser fail to bring such

- specifications and dimensions the Vendor reserves the right to design measure and configure the kitchen, including but not limited to all cabinetry and countertops, with standard appliance openings and electrical receptacle locations.

11. The Purchaser acknowledges that notwithstanding any other provision herein, materials are subject to availability to meet scheduled occupancies and therefore agrees that the Vendor reserves the right to make non-material plan, specification and material substitutions at the Vendor's sole discretion

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

12. The Purchaser acknowledges that at the Vendor's sole discretion door swings may be different than those indicated on brochures and ceilings and walls may be modified to accommodate mechanical systems, and the Purchaser agrees to accept such modifications.
13. The Purchaser acknowledges and accepts that all dimensions in this Agreement are approximate, windows and actual square footages may vary depending on elevations selected, and actual usable floor space may vary from

14. The Purchaser acknowledges and accepts that exterior elevations over garage doors and at front porches are subject to change due to municipality required grade conditions, and, where a landing may be required the number of steps to grade may vary.
15. The Purchaser agrees that the following are not included in the Purchase Price: Drapes and tracks, wallpaper, furniture, appliances, dining room light fixture, central vacuum system, air conditioning, security system, rear decks, painted lower level floor, lawn sprinkler system, planting and landscaping except as noted in Schedule A.
16. The Purchaser acknowledges that the specifications and finishes in the model homes located at the Vendor's other projects may differ from the specifications in the model homes and new homes being purchased at the project that is the subject of this Agreement.
17. The Purchaser acknowledges that the lot including the home being constructed thereon is, until Closing, considered a workplace and construction site and as such is governed by the laws and regulations of same. The Purchaser therefore acknowledges not being permitted unsupervised entry or access to such workplace and construction site and further agrees and covenants not to attempt to gain entrance and access to same except during normal working hours and by prior arrangement with the Vendor at the sales office. The Purchaser agrees to follow all safety practices as prescribed by law during all such pre-arranged visits to the workplace and construction site.

**SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL**

Date: _____

Date 11

Vendor : KINGSMEN (THAMES) INC.

Floor Plan

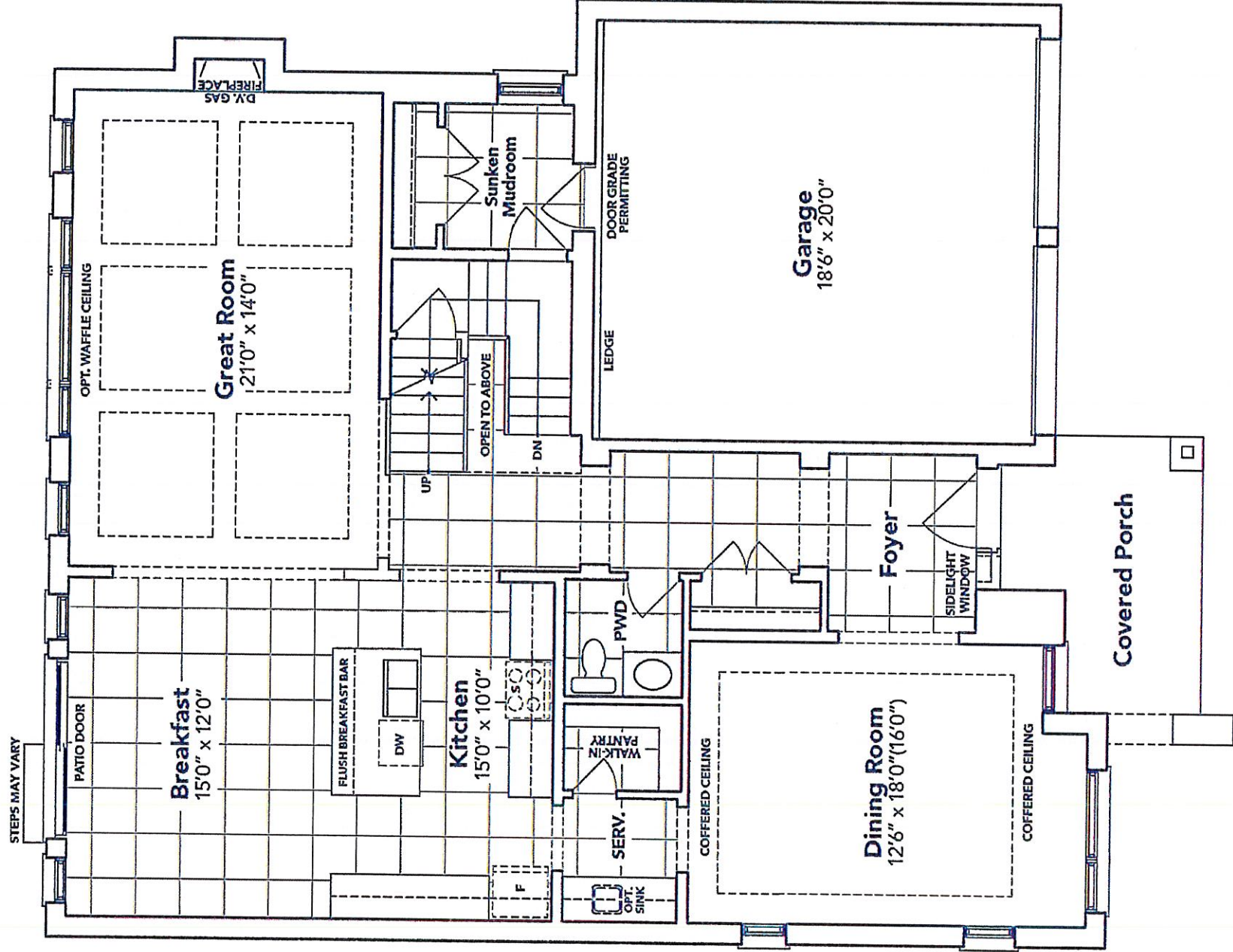


change to
over 5' high door

SCHEDULE "B-1" - Page 1 of 3

Initials:

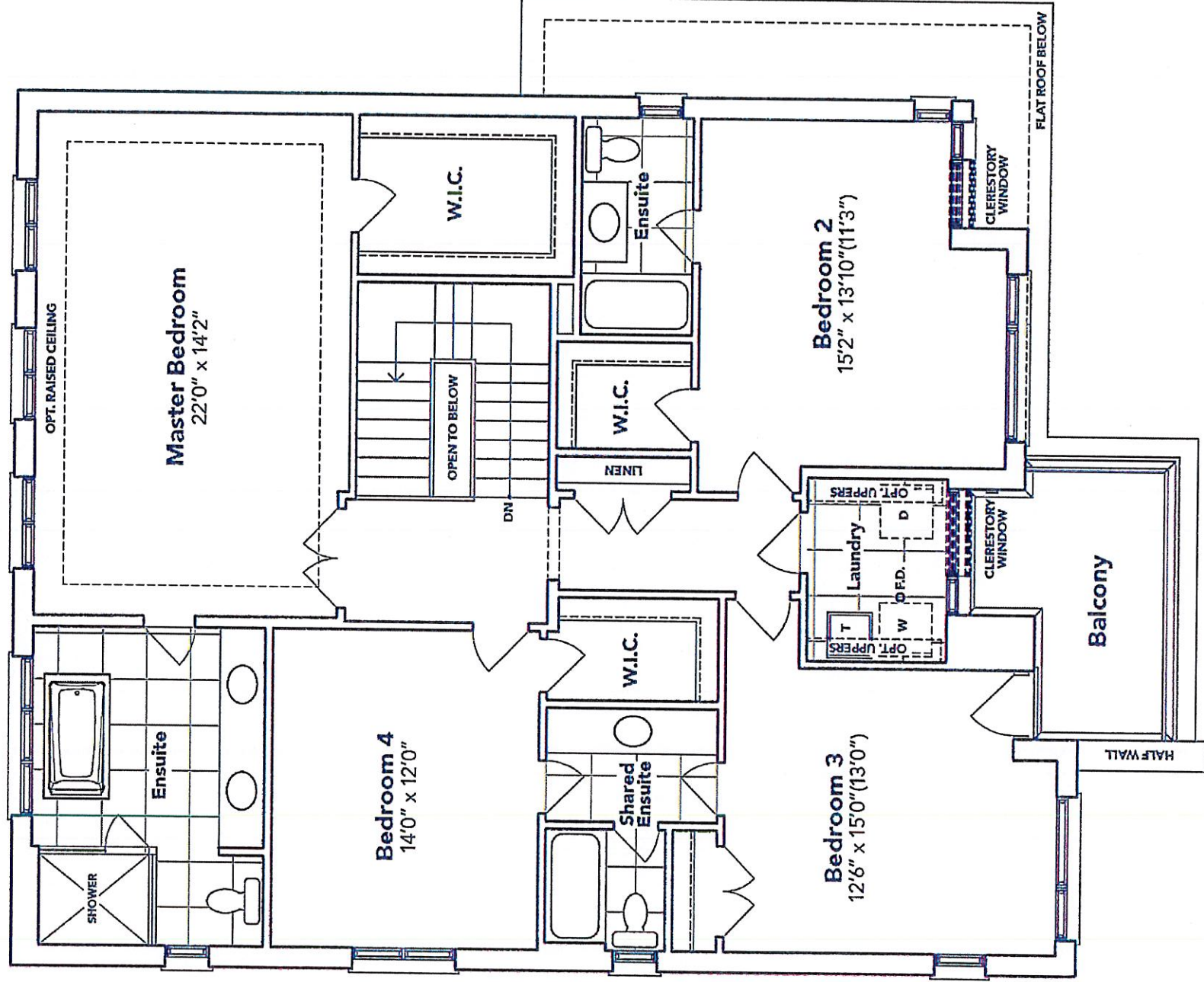
Floor Plan



GROUND FLOOR EL. C

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.

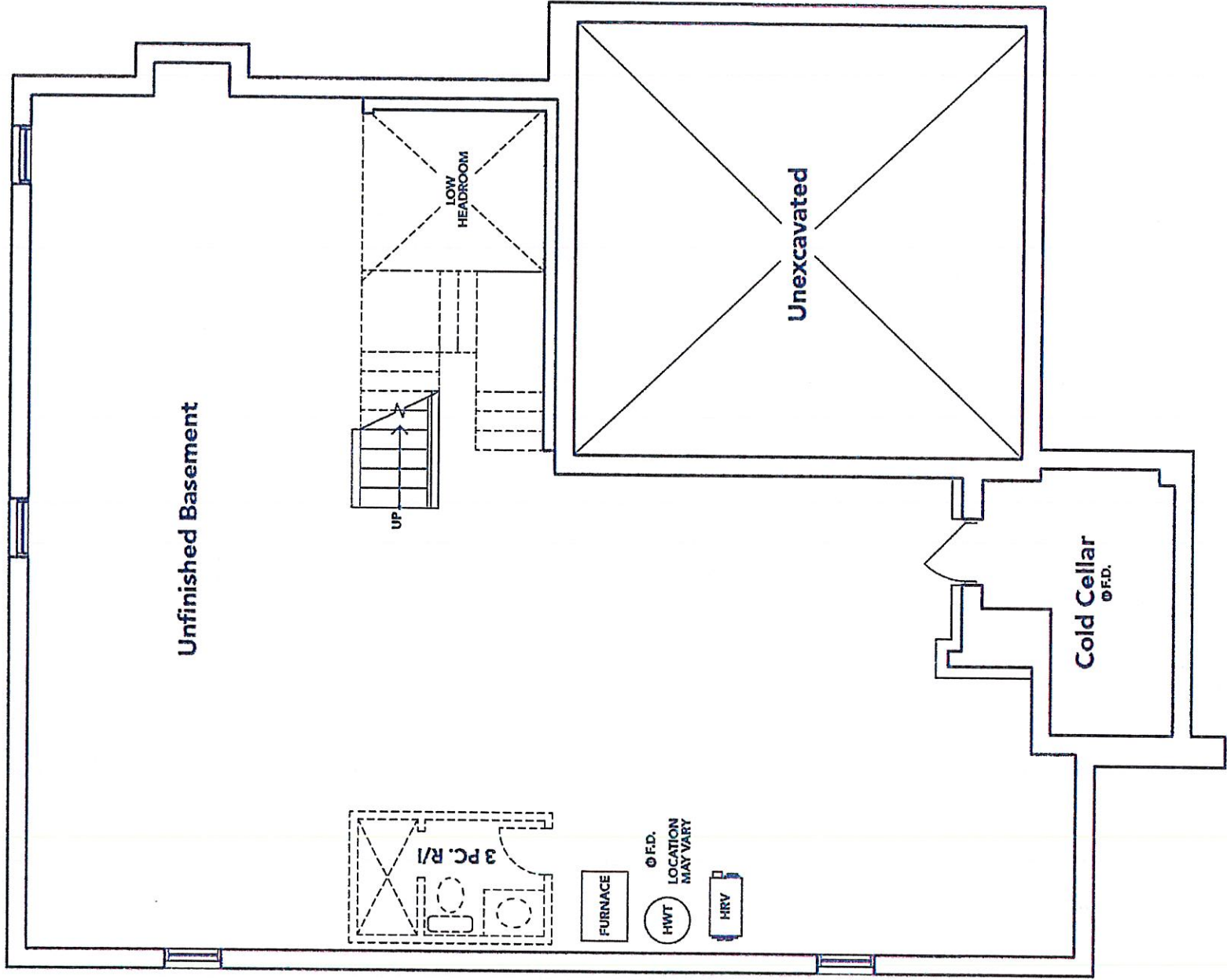
Floor Plan



SECOND FLOOR EL. C

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.

Floor Plan



BASEMENT EL. C

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.