

SCHEDULE "PE"
PURCHASER'S EXTRA

4B-
For 104

KINGSMEN (THAMES) INC.		SUKHWINDER SINGH JOHAL	
Vendor		Purchaser(s)	
		Telephone Number:	

Lot / Townhouse No.	House Type	Reg. Plan #	Closing Date	Date Ordered
104	Robert (3604) Elev C 4 Bed - 2+1 Bath, 2,620 SQ. Feet. JKS Standard	Draft Approval SBI17-03-08	03-Feb-2022	19-Oct-2019

EXTRAS/UPGRADES INCLUDED IN PURCHASE PRICE

4		
5	5 FREE APPLIANCES - STAINLESS STEEL FRONT - FRIDGE, STOVE AND DISHWASHER, WHITE WASHER AND DRYER (SUPPLIED ONLY, NOT INSTALLED, FROM BUILDERS STANDARD LINE), A BAD BOY APPLIANCES VOUCHER WILL BE GIVEN BY OUR DECOR CONSULTANT AT THE TIME OF BOOKING YOUR COLOUR APPOINTMENT.	
6	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.	
7	VENDOR TO INSTALL GAS LINE (ROUGH-IN ONLY) TO KITCHEN IN AT STOVE LOCATION (AS PER PLAN) TO INCLUDE 110V CODE REQUIREMENT.	
8	VENDOR TO SUPPLY & INSTALL AIR CONDITIONING UNIT, SIZED ACCORDINGLY, FROM VENDORS STANDARD SAMPLES.	
10	VENDOR TO INCLUDE LEVEL 1, 20CM GRANITE OR QUARTZ IN ALL BATHROOMS, AS PER PLAN, IN LIEU OF THE INCLUDED LAMINATE COUNTER TOPS. SELECTIONS TO BE MADE FROM BUILDERS STANDARD SAMPLES.	
11	VENDOR TO INCLUDE ENGINEERED HARDWOOD FLOORING THROUGHOUT THE SECOND FLOOR IN LIEU OF INCLUDED CARPET, AS PER PLAN, AND SELECTIONS AS OUTLINED IN SCHEDULE A FOR INCLUDED ENGINEERED HARDWOOD ON THE MAIN FLOOR. THIS HAS NO CASH VALUE.	

- entailing any unusual expense, when this extra is to be cancelled and any deposit paid in connection with the sale is to be returned to the purchaser.
- 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.
 - 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.
 - Extras or changes will not be processed unless signed by the Vendor.
 - These extras may not be amended without the written consent of the Vendor

PREPARED BY: Ann Parsons

8

Havelock Corners
SCHEDULE "A" - Features and Finishes

Lot 104 Phase: 4B Plan: Draft Approval SR17-03-08 Model: Robert (3604) Elev C-1 1rd - 2+1 Bath Corner Lot(Standard)

QUALITY EXTERIOR CONSTRUCTION

1. Architecturally inspired from elevations, including CLAY BRICK WITH STONE ACCENTS.
 1. 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 ANKON VINYL WINDOWS AND SLIDING DOORS, with sealed thermopane glass panels.
 5. CASSEMENT 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 palladium, transom, echeion and other accent windows to be flux black glass, as per elevation.
 6. RAISED PANNA, 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, storm and sanitary sewers.
 12. Porchels to be painted concrete.
 13. Garage floor to be painted 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, steelights and/or transom windows, as per plan.
 21. All exterior doors are insulated, with energy efficient weather stripping and dead bolt lock.
 22. Elegant finished nickel-finish grip set on front door.
 23. Precast concrete slab walkways 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 6" framing.
 3. Professionally engineered roof trusses, as per plan.
 4. UPGRADED ¾" SPRUCE PLYWOOD SUBFLOOR, to be glued, screwed and nailed 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 R23. Roof of habitable areas insulated to a rating of R60. Basement walls R20 (Full height, 12" above basement floor).
 7. VALETED AND COVERED 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 these areas where ceilings must be dropped to accommodate mechanical and/or structural systems, or where determined by the vendors architect (such as coffered ceiling).
- 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 spray, 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. Branch-in wiring and plumbing for dishwasher hook-up.
 8. Open dishwasher space as per plan (Optional filter hose cabinet available).
 9. Flush 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. Shower and corner tub, skirts, deck and surrounds finished in a maximum of 12" x 12" 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.
 10. INTERIOR FINISHES
 1. 2 ¾" COLONIAL CASING AND TRIM FOR ALL DOORS AND WINDOW OPENINGS.
 2. 1 ½" COLONIAL BASEBOARD. Quarter round installed on all hand surfaces.
 3. STRIPES 800 COLONIAL STYLE INTERIOR DOORS, including closets, as per plan.
 4. 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. EL ELEVANT RAIL 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 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 ½" x ¾" 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 PDA UNDEGRAD in all second floor non-tiled areas. Choice of one colour throughout from Builder's standard samples and beher standard.

LAUNDRY ROOM

1. SINGLE LAUNDRY TUB installed 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.
 4. FRONT DOOR CHIME.
 5. ROUGH 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. Estimate fans to be provided in all washrooms, as per specifications.
 12. SHOWER STALL LIGHT (as per plan).
 13. WHITE DECOGRA LIGHT SWITCHES AND WHITE WALL PLUGS. 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 in 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.

COLOR SELECTION AND FINISHES

1. All colour and finishing selections are to be made at Kingsmen Group Inc. Decor 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 uniformly 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 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 tend to normal fluctuating humidity levels producing cupping or crowing, 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 Decor 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. Items "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.

SCHEDULE "A" Page 1 of 1

Purchaser - SUKHWINDER SINGH JOHAL

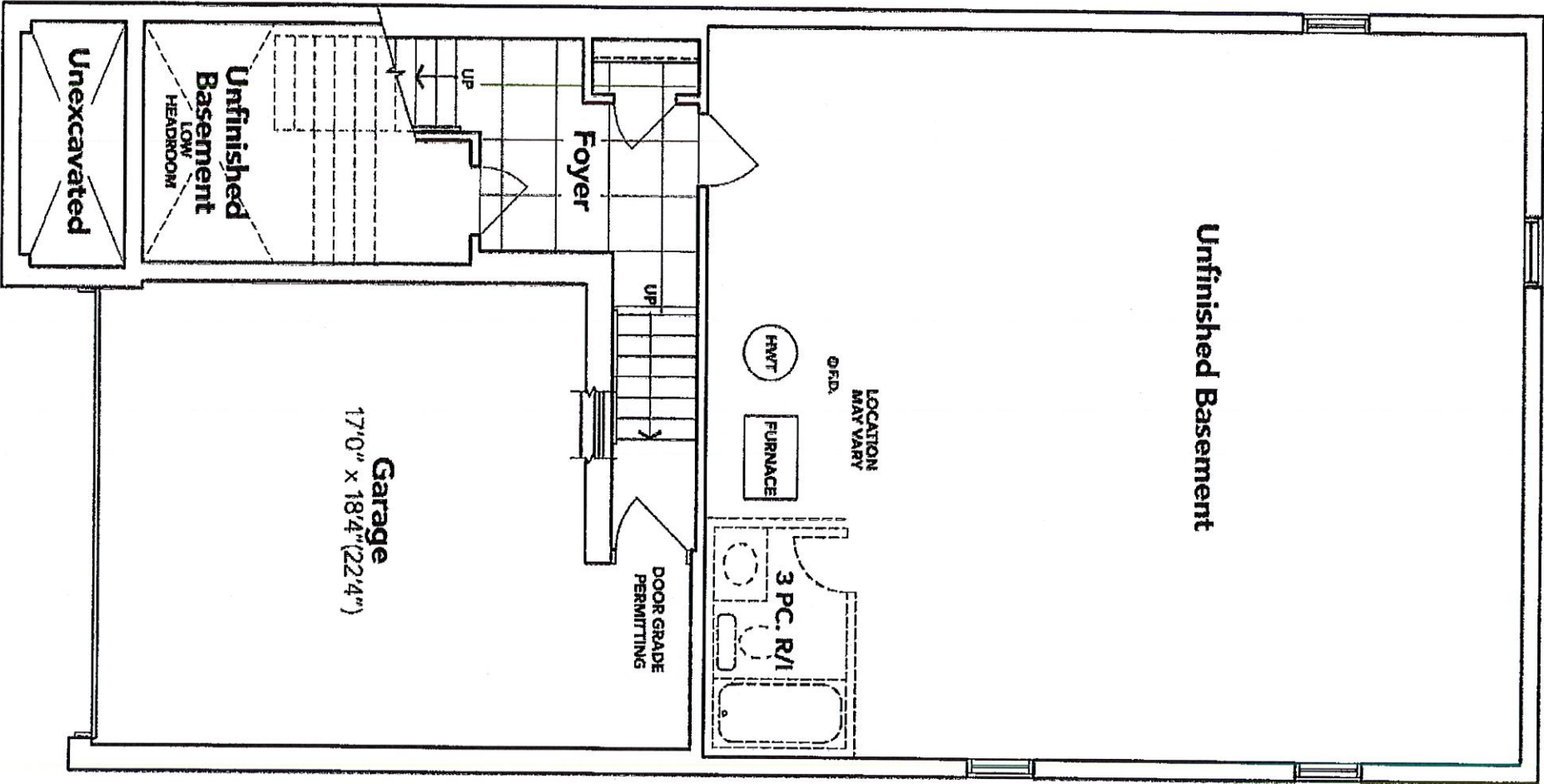
Date Nov 04 2015

Vendor : KINGSMEN (THAMES) INC.

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SCHEDULE "B-1"
Floor Plan

Lot 104
Phase 4B
Model: Robert (3604) Elev C 4 Bed - 2+1 Bath
Corner Lot Standard

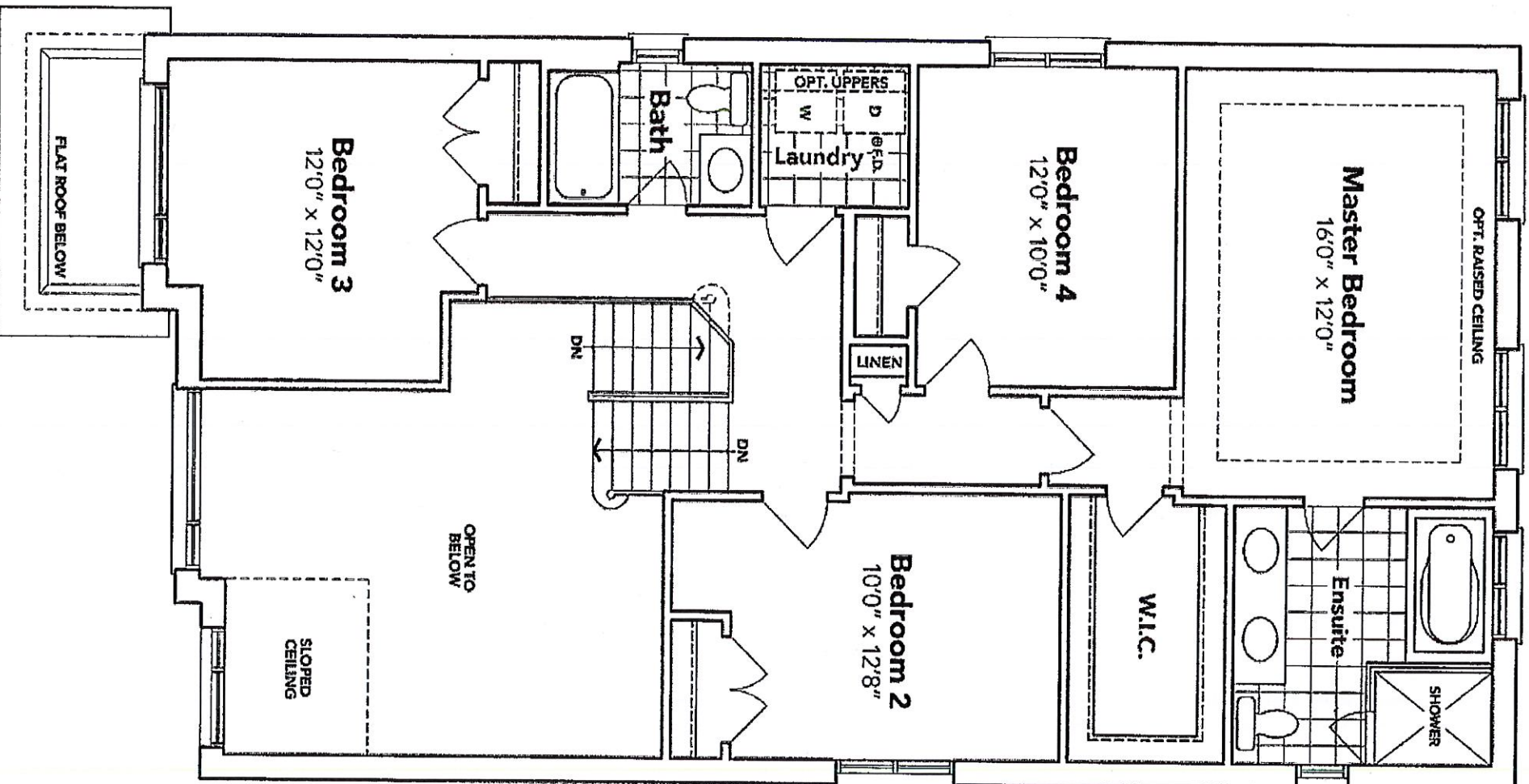


BASEMENT EL. C

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.

SCHEDULE "B-1"
Floor Plan

Lot 104
Phase 4B
Model: Robert (3604) Elev C 4 Bed - 2+1 Bath
Corner Lot Standard

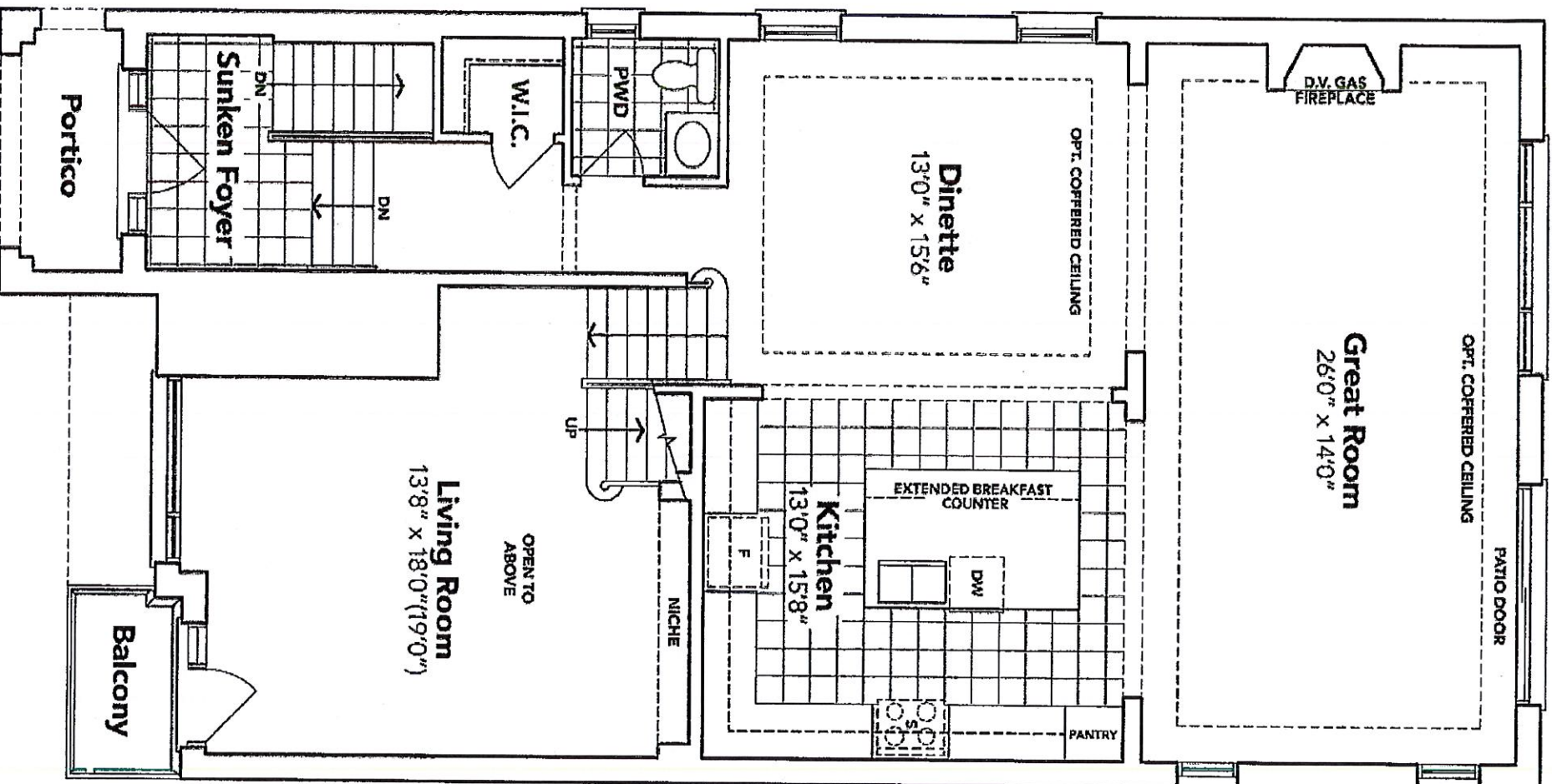


SECOND FLOOR EL. C

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SCHEDULE "B-1"
Floor Plan

Lot 104
Phase 4B
Model: Robert (3604) Elev C 4 Bed - 2+1 Bath
Corner Lot Standard



GROUND FLOOR EL. C

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