

Schedule 'A'

THIS SCHEDULE FORMS PART OF, AND IS TO BE READ IN CONJUNCTION WITH THE ATTACHED AGREEMENT OF PURCHASE & SALE FOR: **FORESTSIDE ESTATES INC.- TOWNHOUSE & SEMI-TOWN UNIT**

EXTERIOR & CUSTOM CONSTRUCTION FEATURES:

- 1 Every Royal Pine Home compliments the neighbourhood with master-planned elevations, quality old-style craftsmanship and architecturally co-ordinated colour exteriors based on the community's Urban design guidelines.
- 2 Clay brick construction with accent stone, decorative "Hardie" board and aluminum frieze board, soldier coursing, precast concrete window sills, keystones, pre-finished columns, exterior railings as required by grade. Preselected brick colour packages pre-co-ordinated and architecturally controlled.
- 3 "Energy Star" low maintenance thermopane vinyl casement windows throughout. Screens throughout, except on fixed windows, as per Vendors samples. Standard vinyl basement windows 30"x16", as per model, as per vendors samples.
- 4 Patio doors with low E argon gas as per plan. Patio door sizes as follows as per plan:

17' town:	8' x 8' on main level
18' town:	6' x 7' on ground level and 6' x 8' on main level
22' town& 23' semi-detached:	6' x 8' on main level
- 5 Insulated flush entry door(s) with magnetic weather stripping to include GLASS INSERTS/PANELS WITH TRANSOM WINDOW, as per model selected, as per plan, as per Vendor's samples.
- 6 Extended 8ft high and 36" wide single door entry for 17' town models, as per model selected, as per Vendors samples.
- 7 Extended 8ft high front door (s) with ½ glass insert, for 18' town models, as per model selected, as per Vendors samples
- 8 Standard height (7') front door(s) with ½ glass insert for 22' semi-town and 23' semi-detached models, as per model selected, as per Vendors samples.
- 9 Antique Nickel style package including grip set(s) with dead bolt lock and coach lamps on front elevation as per plan. Standard light fixtures to rear and side doors, as per model where applicable, as per Vendor's samples.
- 10 Decorative glass garage door inserts on roll-up sectional garage doors, as per elevation & plan, as per Vendor's samples.
- 11 Self-sealing high grade asphalt shingles, with 25 YEAR MANUFACTURER'S WARRANTY, as per Vendor's samples.
- 12 Durable pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts, as per Vendor's samples.
- 13 Superior 2"x 6" wood exterior wall construction plus 1.1" wall sheathing (R-5 factor) as per architectural drawings.
- 14 Quality 5/8" spruce tongue & grove plywood subflooring throughout nailed, sanded and screwed.
- 15 Engineered floor joist system throughout, as per plan
- 16 2 x 4 wood party walls, including insulation and fire rated drywall as per OBC.
- 17 Decks at rear of model at ground level where applicable, as required by grade, as per vendors specifications.
- 18 Romeo&Juliet balcony applicable for 17' & 18' town models, as per model, as per plan, as per vendors specifications
- 19 Approximate 8' poured concrete basement walls as per plan.
- 20 Heavy duty drainage layer membrane on all exterior foundation walls as per Ontario Building Code Standards
- 21 Cold cellar on 22' semi-town & 23' semi-detached models, as per plan.
- 22 Rough-in 3 piece bathroom in basement on 22' semi-town & 23' semi-detached models, as per plan.
- 23 Driveway to be ASPHALT, as per Vendor's specifications.
- 24 Walkways, precast slabs and steps at front and rear patio area, where applicable as per approved municipal drawings.
- 25 Lot to be graded, top-soiled and sodded.

PLUMBING

- 26 Durable, condensation-free, noise free plastic ½" plumbing pipe throughout.
- 27 Exterior water taps installed as follows:
 - one located at rear and one located in garage area.

INTERIOR PAINT, TRIMWORK & STAIRS

- 28 Painted walls according to purchaser's choice of one colour as per Vendor's samples.
- 29 Carrara (2-panel hollow core) style interior doors, as per Vendor's samples.
- 30 Extended height archways for extended 9ft ceilings on main levels, as per plan.
- 31 Doors & trimwork to be painted WHITE as per Vendor's samples.
- 32 Interior doors to include pewter straight lever handles as per Vendor's samples.
- 33 COLONIAL TRIM PACKAGE including 4 1/4" BASEBOARDS and 2 3/4" CASING in paint grade, as per Vendors samples.
- 34 Smooth ceilings in kitchen, breakfast, bathrooms, and powder room. Sprayed stipple ceiling with smooth border surround in all other rooms/areas.
- 35 NATURAL OAK STAIRS, HANDRAIL, STRINGERS & METAL PICKETS on MAIN staircase from ground level to main & upper levels (excluding landings), as per plan, as per Vendor's samples. Stair landings to be completed with 7 1/4" natural laminate engineered flooring, as per vendor's samples and plan.
- 36 Pine painted stairs leading to basement. Any other steps required at basement level to be painted pine.

FLOORING:

- 37 Purchaser's choice of IMPORTED CERAMIC TILES (13x13) in foyer, main/ground level hallways (according to plan) kitchen, powder room, and laundry room, as per plan, as per Vendor's samples.
- 38 HIGH QUALITY 40 oz BROADLOOM (1 colour throughout) on upper level on areas without ceramic tiles, as per plan, as per Vendors samples
- 39 Natural 7 1/4" laminate engineered flooring in all areas not covered with ceramic tiles on main/ground levels, including stair landings, as per plan, as per Vendors samples.

LAUNDRY:

- 40 Single laundry tub with faucet and drain as per vendors samples, according to plan.
- 41 Dryer vent and heavy-duty electrical outlet and plumbing for automatic washer. Upper level laundry areas, as per model, to have floor drains, as per plan

KITCHEN:

- 42 Bright appealing spacious extended height kitchen cabinets with large eat-in areas as per plan.
- 43 CUSTOM QUALITY cabinets and arborite countertops with extended breakfast counters, as per plan, from Vendor's samples.
- 44 White exhaust hood fan over stove area with 6" exhaust vented outside, as per Vendor's samples.
- 45 Heavy duty wiring and receptacle for stove.
- 46 Rough-in PLUMBING & ELECTRICAL for future dishwasher.
- 47 DOUBLE STAINLESS STEEL LEDGEBACK SINK WITH SINGLE LEVER FAUCET with shut-off valve, as per Vendor's samples.
- 48 Ceramic backsplash (above counter only) as per vendor's samples, as per plan .

BATHROOMS:

- 49 Purchaser's choice of vanity cabinets and arborite counter in all bathrooms as per Vendor's samples.
- 50 Elegant master ensuite bathroom features separate shower stall according to plan as per Vendor's samples.
- 51 Purchaser's extensive choice of quality imported 13"x 13" ceramic floor tiles and 8" x 8" or 8"x 10" ceramic bathroom wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.
- 52 White shower pan on all shower floor areas, as per plan
- 53 All shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- 54 Temperature control valve in all shower areas, as per Vendor's samples.
- 55 Exhaust fan in all bathrooms (as required) according to the Ontario Building Code.
- 56 Privacy locks on all bathroom doors, as per Vendor's samples.
- 57 Plate mirrors above vanities in all bathrooms.
- 58 Ceramic accessories in bathrooms as per Vendor's samples.
- 59 Powder room includes single white pedestal sink, according to plan, as per Vendor's samples.
- 60 Single lever chrome faucets with pop-up drains and porcelain sinks for all bathroom vanities with shut-off valves, as per Vendor's samples.
- 61 White plumbing fixtures in all bathrooms from Vendor's standard samples.

HEATING:

- 62 High efficiency (96% AFUE) forced air gas heating system, as per plan, as per Vendor's specifications. 17' & 18' town models includes an ECM motor with two-zone prioritization as per plan, as per Vendor's samples. Furnace & hot water tank location may vary from that shown on brochure or plan.
- 63 Heat Recovery Ventilation (HRV) system, as per Vendor's samples
- 64 Power vented high efficiency water heater on a rental basis as per Vendor's samples (Purchaser agrees to execute a lease agreement with the Vendor's supplier on or before closing.)
- 65 Programmable thermostat(s), as per plan, as per Vendor's samples.
- 66 Standard line set to accommodate provisions for central air conditioning.
- 67 R-22 wall insulation.
- 68 Blown insulation (R-60 factor) in attic
- 69 R-20 insulated basement walls that terminate 15" above cement slab.
- 70 R-31 spray foam insulation in exposed floor areas (above the garage with liveable area above, as per plan)
- 71 Fully drywalled and taped garage walls and ceiling, as per Ontario Building Code.

ELECTRICAL:

- 72 All homes with a 200 AMP electrical service with minimum 32 circuit breaker panel plus one electrical outlet next to panel.
- 73 3/4" conduit from hydro panel to garage complete with junction box as per OBC for future electrical car charging station.
- 74 All wiring in accordance with the Ontario Hydro Standards.
- 75 Weatherproof GFI exterior electrical outlet as follows:
 - one located at rear and one located at front porch
- 76 Rough-in provisions for future central vacuum (dropped to basement)
- 77 Rough-in provisions for alarm system. (Wire for keypad at main entrance, wire for motion detector on main hall, wire for all operating doors and windows on main floor, space wire brought to attic for future use.)
- 78 Electrical outlets for fridge and at counter level for small appliances.
- 79 Standard light fixtures throughout except living room.
- 80 Standard light fixtures in all bedrooms.
- 81 One ceiling light in garage area and in unfinished areas (where required) of basement as per model selected.
- 82 Electrical outlet to garage ceiling for future garage door opener and one at garage wall area.
- 83 Smoke detectors with strobe lighting & carbon monoxide sensors per floor as per Ontario Building Code.
- 84 Three (3) Telephone rough-ins, as per Vendor's specifications.
- 85 "Ready for the future" cable prewiring to include up to THREE (3) television outlets approved RG6 Co-axial cable, as per Vendors specifications
- 86 Electrical door chime.
- 87 White "Decora" switches and receptacles throughout as per Vendor's samples.

ROYAL PINE HOMES SPECIAL DISTINCTIVE FEATURES INCLUDE:

*** CEILINGS HEIGHTS AS FOLLOWS:**

17ft & 18ft town models:	8ft on ground, 9ft on main, 8ft on upper level
22ft semi-town & semi-detached models:	9ft on main, 8ft on upper level.

* CONVENIENT DIRECT ACCESS FROM GARAGE LEADING TO MAIN/GROUND FLOOR, grade permitting, as per model, as per plan.

* CONVENIENT DIRECT ACCESS TO BACKYARD, as per model selected.

* Royal Pine Homes Excellent Program committed to innovative designs and quality construction and complimented with our reliable customer service. Every homeowner receives the service of a professional consultant to assist in the completion of interior color selections of their new homes at the "Royal Pine Homes-Decor Centre"

ALL EXTERIOR COLOURS AND MATERIALS ARE PRE-SELECTED BY THE VENDOR & ARCHITECTURALLY CONTROLLED BY THE ARCHITECTURAL REVIEW COMMITTEE AND CANNOT BE OTHERWISE CHANGED.

PURCHASER ACKNOWLEDGES THAT ANY ARCHITECTURAL CHANGES OR EXTRAS INVOLVING THE STRUCTURE WILL NOT BE PERMITTED AFTER THE ACCEPTANCE OF THE AGREEMENT OF PURCHASE AND SALE. IT IS VERY IMPORTANT THAT ALL/ANY STRUCTURAL CHANGES ARE MADE AT TIME OF PURCHASE.

VENDOR WILL NOT ALLOW THE PURCHASER TO DO ANY WORK AND/OR SUPPLY ANY MATERIAL OR FINISH THE DWELLING BEFORE THE CLOSING DATE.

PURCHASER'S CHOICE OF INTERIOR COLOURS AND MATERIAL ARE FROM VENDOR'S SAMPLES IF NOT YET ORDERED OR INSTALLED PROVIDED THAT COLOURS AND MATERIAL ARE AVAILABLE FROM SUPPLIER. PURCHASER AGREES TO SELECT THE COLOURS AND MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION AS SCHEDULED ACCORDING TO CLOSING DATE BY THE VENDOR, OTHERWISE THE VENDOR RESERVES THE RIGHT TO SELECT THE COLOURS AND MATERIALS TO COMPLETE THE DWELLING AND THE PURCHASER AGREES TO CLOSE THE TRANSACTION WITH THE VENDOR'S CHOICE OF COLOURS AND MATERIALS.

PURCHASERS ARE ADVISED THAT SOME LAUNDRY ROOM AREAS AND FOYER ENTRANCES MAY BE SUNKEN AS REQUIRED BY GRADE.

PURCHASERS ARE ADVISED THAT THE SIDE DOOR, WHERE APPLICABLE, MAY BE LOWERED TO ACCOMMODATE SIDE YARD DRAINAGE AS PER PLAN OR MUNICIPAL REQUIREMENTS.

SIDEWALK LOCATIONS MAY VARY FROM THAT SHOWN ON SITE PLAN/BROCHURE AS PER APPROVED MUNICIPAL REQUIREMENTS.

ALL PLANS, ELEVATIONS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION FROM TIME TO TIME BY THE VENDOR ACCORDING TO THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.

THE PURCHASER AGREES TO PAY FOR INSTALLATION OF WATER METRE ON CLOSING IF APPLICABLE.

THE PURCHASER AGREES TO PAY FOR HYDRO INSTALLATION & CONNECTION CHARGES IN SUCH AMOUNT AS REQUIRED.

PURCHASER AGREES TO PAY THE ONTARIO NEW HOME WARRANTY PROGRAM ENROLMENT FEE ON CLOSING AS AN ADJUSTMENT. PURCHASER ACKNOWLEDGES ENROLMENT FEE BASED ON ONTARIO NEW HOME WARRANTY PROGRAM ENROLMENT FEE STRUCTURE AND FEE IS SUBJECT TO CHANGE WITHOUT NOTICE.

THE PURCHASER ACKNOWLEDGES THAT FINISHING AND MATERIALS CONTAINED IN ANY MODEL HOME, INCLUDING BROADLOOM, FURNITURE, ELECTRICAL FIXTURES, DRAPES, CERAMIC FLOORING, WOOD FLOORING, UPGRADE KITCHEN CABINETS, STAINED FLOORS, STAIRCASES AND RAILING, ARCHITECTURAL ORNAMENTAL PLASTER, ACOUSTIC TILED CEILING AND LUMINOUS LENSES, ETC. MAY BE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE THE SAME GRADE OR TYPE OR NOT NECESSARILY INCLUDED IN THE DWELLING UNIT PURCHASED HEREIN.

FORESTSIDE ESTATES INC:_____

PURCHASER'S SIGNATURE:_____

Revised: August 21, 2018

PURCHASER'S SIGNATURE:_____