

QUALITY APPOINTMENTS

PURCHASER TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S SAMPLES OF THE FOLLOWING (UNLESS ALREADY ORDERED OR INSTALLED)

- Imported 12" x 12" or 13" x 13" ceramic floor tiles where applicable
- Imported 6" x 8" or 8" x 10" ceramic tiles for bathtub enclosures and separate shower enclosures where applicable
- Imported ceramic tiles surround ensuite tub as per plan
- Custom crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops (where applicable)
- Quality 35oz carpet where applicable (choice of two colours)
- Quality paint on interior walls, doors and trim
- Pedestal sink in powder room
- Classicque Style interior doors

NOTES

- Exterior colour selections are architecturally controlled for the purposes of providing a pleasing streetscape.
- Location and size of basement window may differ from as shown on plans.
- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour and from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- Actual square feet may vary slightly depending on elevation selected.
- Ceilings and walls may be modified to accommodate mechanical systems.
- The Purchaser indemnify and save the Vendor's agents - servants harmless from all action, cause of action claims and demands for upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the Real property or any part of the subdivision of which the Real property forms apart whether with or without the authorization express or implied of the Vendor.
- The Vendor will not allow the Purchaser to do any work and/or supply any materials to finish the dwelling before closing.
- Carpeting may be seamed under certain conditions

The Vendor reserves the right to substitute alternative material and fixtures of equal or better quality. All illustrations are artists' concepts. Specifications and conditions subject to change without notice. E. & O. E. The Purchaser(s) acknowledges that the floor plan may be reversed.

All choices where applicable may be chosen from Vendor's samples provided that colours and materials are available from suppliers and provided that the Purchaser(s) shall not delay construction in making such selection (and provided in the case of a dwelling that has been constructed or under construction such choices have not already been ordered or installed). If the colours or materials chosen by the Purchaser(s) are not available or the closing will be delayed by reason of such choice, the Purchaser(s) shall within seven (7) days of request by the Vendor or its representative, make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16 of Schedule "A-1" to this Agreement.

The vendor reserves the right to substitute any materials or supplies used or to be used in construction of the Dwelling provided that such substitute materials or supplies are of equal or better quality than those represented to the Purchaser(s) as determined by the Vendor in its sole discretion. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. The Purchaser(s) agrees that the Vendor's Architect shall be entitled to site the Dwelling upon subject lands. Actual elevations will be similar to Artist's conception but may not be exactly the same.

The Vendor is not responsible for shade differences occurring from different dye lots including with respect to ceramic tile or carpets, hardwood flooring, kitchen cupboards, bricks or mahogany trim and doors. Details of front entry doors may not be exactly as shown on renderings.

The Vendor will not allow the Purchaser(s) to do any work and/or supply any material to finish the Dwelling before closing. Purchaser(s) acknowledges that breach may result in termination of the sale at Vendor's option.

E. & O. E.

LUVIAN HOMES' commitment to quality is backed by TARION and includes:

- The home is warranted against major structural defects for seven (7) years.
- The home is free of defects in workmanship and materials of electrical, plumbing, heating and building envelope for two (2) years.
- The home is free from defects in workmanship and materials for one (1) year.

A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE

SEE YOU AT THE DECOR CENTRE!

Purchaser's Initials

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