IVYLEA TOWNHOMES FH-K

SCHEDULE "B"

EXTERIOR FEATURES

1. **Architecturally designed homes with inspired combinations of brick, stone[1] and exterior trim in select locations as per elevation**.
2. Streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
3. **Detailed masonry work with striking stone[1] or pre-cast concrete accents including window sills as per elevation.**
4. Complimenting mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
5. Covered porches balconies and porticos (as per plan).
6. Garage doors with window inserts (as per plan).
7. Garage walls and ceilings to be drywalled, taped and primed painted finish.
8. Fully sodded front, side, and rear yards plus boulevards (as per unit location). Narrow side yards between end block units may be graveled at vendor's sole discretion (where required).
9. Main entries featuring metal insulated exterior door(s) with side lites where noted on plan.
10. Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer complete with weeping tiles for extended protection (where required by Building Code). Sump pump if required by municipality, location to be determined by vendor.
11. Pre-cast or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete slabs to front entries (where applicable).
12. Low Maintenance aluminum soffits, fascias, eavestroughs and downspouts.
13. Two exterior hose bibs; one in garage and one in the rear or front yard (location to be determined by vendor).
14. Door hardware package including black grip-set and deadbolt lock with exterior black coach lamps (as per plan).
15. **Self-sealing 25-year shingles and/or metal roof (as per plan).**
16. Fully paved driveways[2].
17. Customized builder address plaque. Location to be determined by vendor.
18. Reinforced concrete garage floor with grade beams.

INTERIOR FEATURES

19. **(+/-) 10' Main floor ceilings with (+/-) 8' Lower and 9' Upper floor ceilings. (Except in sunken or raised areas, stairways and raised, dropped or cathedral ceilings).**
20. **Smooth ceilings throughout finished areas**
21. **Stained oak veneer stair, handrail and nosings in finished areas with metal pickets (as per plan, from builder's standard samples).**
22. Dropped ceilings, bulkheads and boxing (where required).
23. Professional duct cleaning prior to occupancy.
24. **10 potlight package (locations to be requested by purchaser requiring Vendor approval)**

KITCHEN FEATURES

25. Choice of kitchen cabinet colour with tall uppers from builder's standard samples.
26. **Quartz countertop with undermount sink with chrome finish single lever pullout faucet from builder's standard samples.**
27. **Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).**
28. Space for dishwasher including plumbing and electrical rough-ins for installation provided.
29. Split electrical outlets at counter level for small appliances (as per Building Code).
30. Efficient two-speed stainless steel exhaust hood fan over stove area and vented to exterior.
31. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.
32. **Gas line for stove**

BATHROOM FINISHES

33. 12" x 24" porcelain wall tiles in tub and shower enclosure to ceiling height (where applicable).
34. **Separate ensuite bathroom shower stall (as per plan) to include marble threshold at curb, recessed shower pot light and frameless clear glass enclosure with chrome hardware.**
35. Curtain rod included at bathtub location (where applicable).
36. **Freestanding soaker bath tub with Roman tub filler in primary ensuite bathroom (as per plan).**
37. Pedestal sink in powder room with single lever faucet (as per plan).
38. Mirrors included in all bathrooms and powder room approx. 42" high.
39. White plumbing fixtures.
40. Chrome finish faucets for all vanities, bathtub(s) and shower stall.
41. Exhaust fans in all bathrooms.
42. **Choice of bathroom cabinets with quartz countertop (from vendor's standard samples) complete with undermount sink and single lever faucet.**
43. Secondary showers to be finished with shower rod (as per plan)
44. Privacy locks on all bathroom doors.
45. Shut off valves for each sink.

LAUNDRY ROOM ACCENTS

46. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
47. All finished laundry areas to be completed with tiled baseboard (same selection as floor tile).

FLOORING FINISHES

48. **Engineered hardwood on main floor and upper hall, as per plan (except where tile is indicated). From Vendor's standard samples**
49. **Choice of 12" x 24" porcelain tile flooring in foyer(s), powder room, bathrooms, laundry room and landing(s) (as per plan, from builder's standard samples).**
50. 35 oz. broadloom with foam underpad in bedrooms, study, den, recreation room and finished ground level (as per plan). Your choice of one colour throughout, from builder's standard samples.

WINDOWS, DOORS AND MILLWORK

51. (+/-) 4¼" step - style baseboard, painted semi-gloss white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2¾" casing painted semi-gloss white on all doors, windows and flat archways throughout finished areas (as per plan).
52. **2-panel square, 8' smooth finished interior doors on main level, except where indicated as sliding doors or on garage/exterior doors.**
53. Satin nickel finish levers to all interior doors complete with matching hinges.
54. Privacy locks on all bathroom and powder room doors.
55. Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
56. Vinyl casement Low E thermopane windows (as per plan).
57. Low maintenance structural vinyl Low E thermopane grey basement windows (as per plan).
58. Sliding thermal-glazed patio or garden door (as per plan).

LIGHTING & ELECTRICAL

59. All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
60. **100 AMP electrical service with circuit breaker panel.**
61. Decorative black coach lamps on exterior elevations (where applicable).
62. Two exterior waterproof electrical outlets (locations determined by builder).
63. Two plugs in garage, 1 in ceiling and 1 located at builder's discretion.
64. Heavy duty 220V electrical outlet for stove and dryer.
65. Light fixtures provided throughout finished areas except in living room and dining room.
66. Capped light box on separate switch in dining room and switch controlled receptacle in living room.
67. White decora style switches and receptacles throughout finished areas.
68. One automatic smoke/strobe detector installed on every floor and in every bedroom, as per Building Code.
69. Electric door chime(s) with doorbell at front entry, as per plan.
70. Ground fault interrupter protection for all bathroom(s) and powder room.
71. Carbon monoxide detector, as per Building Code.

ENERGY SAVING FEATURES

72. **Forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.**
73. **Heat Recovery Ventilator (HRV) for improved indoor air quality.**
74. Exterior walls and top floor ceilings fully insulated. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).
75. Spray foam insulation in garage ceilings.
76. Spray foam around windows and doors for increased air tightness.
77. Basement walls insulated full height per Ontario Building Code.
78. Ducting sized for air conditioning.
79. Water saving aerators on all faucets.
80. Water saving toilets.
81. Water saving shower heads on all showers with pressure control valves.
82. Purchaser acknowledges that the high efficiency tankless water heater and storage tank are on a rental program

ADDITIONAL CONSTRUCTION FEATURES

83. **Steel beam construction in basement (as per applicable plan).**
84. **Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.**
85. **All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.**
86. **2" x 6" exterior wall construction.**

LOOKOUT / WALKOUT CONDITION

87. Lookout lot conditions shall include as a standard 5' x 7' (approximate size) deck with steps to grade and larger rear basement windows as grade permits. Premiums may apply.
88. Walkout conditions may be subject to premiums.

HELPFUL ROUGH-INS

89. Rough-in for central vacuum system piped to basement.
90. Rough-in for telephone (2) locations to be determined by vendor.
91. Rough-in for cable T.V. (2) locations to be determined by vendor.
92. Rough-in (3) network wiring.
93. Rough-in for EV charger in garage. Location to bedetermine by vendor

NOTES TO PURCHASERS

94. All plans, elevations and specifications are subject to modification(s) from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
95. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the Firm Occupancy date.
96. Purchaser agrees to pay Tarion enrolment fee on Final Occupancy as an adjustment and is based on the purchase price herein.
97. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
98. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
99. Interior or exterior steps may vary at any entranceway due to grading.
100. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
101. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
102. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
103. The vendor has the right to substitute materials of equal or better value.

104. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 7 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
105. The vendor shall be entitled to reverse the plan of the house unit being constructed.
106. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation within 7 days of notification by the vendor.
107. The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.
108. All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.
109. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.
    All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Builders Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request.
    Prices and specifications are subject to change without notice.

1 'Stone' refers to distinctively crafted stone products.
2 Driveways will be completed after approximately two full seasonal cycles.

WARRANTY
All Leslie Richmond Developments townhomes are covered by **Tarion Warranty Corporation**.

Two Year Warranty Protection:

- The home is free from defects in workmanship and materials including caulking of windows and doors to prevent water penetration, including penetration through basement or foundation walls.
- Defects in workmanship in the plumbing, heating and electrical distribution systems.
- Defects in the materials or workmanship which result in the detachment, displacement or deterioration of exterior cladding.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

Seven Year Warranty Protection (Major Structural):

- Defects in workmanship and materials that result in the failure of a load bearing part of the house structure or any defect in workmanship or material that adversely affects your use of the building as a home. Warranty as defined by the Ontario New Home Warranty Plan Act.

E. & O.E.

Dated: September 14, 2026 V3 P1 KP/FH