



SCHEDULE "A"  
HEATHERGLEN HOMES LIMITED  
FREEHOLD LIVE/WORK HOMES



DISTINCTIVE EXTERIOR CONSTRUCTION FEATURES  
ARCHITECTURALLY SELECTED

1. Superior architecturally designed homes with inspired brick and/or stone, pre-cast stone accents, vinyl siding, exterior trim features, hardie board and/or smartside in selected locations and as per elevation, concrete porches and decorative columns. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (side window indentation to be vinyl).\*
2. 2" x 6" exterior wall construction. Townhome demising walls with concrete block party wall to underside of roof trusses and sound attenuation insulation to reduce sound transmission.
3. Custom grey precast individual house numbers.
4. Entry-resistant framing on all perimeter doors.
5. Glazed panel in front entry door or sidelight (as per elevation).
6. 5" eavestroughs.
7. Self-sealing fiberglass shingles (manufacturer's warranty).
8. Pre-finished maintenance free aluminum, soffits, fascia, downspouts and vinyl siding.\*
9. Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
10. Luxury exterior low E argon vinyl casement or hung windows on front elevation.  
Low E argon vinyl casements on sides and rear.\*
11. Taller windows on main floor and insert grills on all elevations.\*
12. Premium quality moulded paneled sectional roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long life rust-resistant door hardware.\*
13. Poured concrete foundation walls.
14. Front and rear of lot to be graded and sodded.
15. Pre-cast concrete slab walk to entry from driveway.\*
16. Two exterior taps-one in garage and one in front or side close to front, and four exterior electrical outlets, one in front, one in rear and two holiday outlets located in rear soffit complete with switch all with ground fault protection.
17. Elegant grip set for front doors and rear doors and two exterior black coach lamps on the rear. Front will have goose-necked lamps to illuminate the signage on the front.\*
18. All windows are fully caulked with quality brand caulking.
19. Asphalt paved driveway included in purchase price. Vendor not responsible for future settlement.
20. All opening windows are complete with screens.
21. Direct insulated access door from garage to house with deadbolt and safety closer if grade permits.\*
22. Gas barbecue rough-in on 1 uncovered balcony per residence.\*
23. One gas meter, one hydro meter and one water meter.\*

GOURMET KITCHEN FEATURES

1. Upgraded kitchen with furniture finish cabinets with taller upper cabinets.\*+
2. Townhomes will have laminate countertops in kitchen including the island.\*+
3. Double stainless steel ledge-back kitchen sink (not undermount) with single lever faucet and vegetable spray.\*
4. White kitchen exhaust fan with 6" exhaust vented to exterior.
5. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
6. Dedicated electrical outlet for refrigerator.
7. Split electrical outlets at counter level for small appliances.
8. Heavy-duty receptacle for stove.
9. Colour co-ordinated kickplates to compliment cabinets.
10. Refrigerator niche and flush breakfast bar in kitchen.\*

LUXURY BATHROOM FEATURES

1. Water resistant board on tub and shower enclosure walls up to ceiling.
2. Purchaser's choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and laminate countertops.
3. Strip lighting in all bathrooms and powder room.
4. Colour co-ordinated kickplates to compliment cabinets.
5. Energy efficient water saver shower and toilet tanks.
6. Mirrors in all bathrooms (approximately full width of vanity), oval mirror in powder room.
7. Ensuite bath off master bedroom with free-standing bathtub and separate shower.\*
8. Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
9. Exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Single-lever washerless faucets with pop-up plugs in all vanities.
12. Vanity with sink or pedestal sink in powder room.\*
13. Choice of 6" x 8" ceramic wall tile on walls and ceilings for main bathtub enclosure and shower stall.\*+
14. Choice of 12" x 12" ceramic floor tile for ensuite tub deck where applicable. Choice of two rows of 6" x 8" ceramic wall tile or one row of 12" x 12" ceramic floor tile for ensuite tub surround.\*+
15. Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.
16. Acrylic bathtub in main bathroom and secondary ensuite.\*
17. Water temperature balance sensor in all shower/ tubs.
18. Vapourproof light in all separate showers.\*

DISTINCTIVE INTERIORS

1. 9' high ceiling on main level (except in powder room, ground floor laundry and where mechanical or duct work requires a lower height) and 8'0" high ceiling on upper level.\*
2. Oak stairs with oak stringer and oak nosing from lower level to main level & from main level to upper level in natural finish. Townhomes will have oak handrail (2-1 / 2") and oak pickets (1-5 / 16").\*+
3. Claremont panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches).\*+
4. Home will have Arristocrat 4-1/4" baseboard throughout with quarter-round in all tiled areas.
5. Home will have Arristocrat 2-3/4" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches)\*
6. All drywall applied with screws, using a minimum number of nails.
7. Brushed nickel interior door hardware, levers and hinges.

FAMILY ROOM

1. Electric fireplace complete with glass panel and ignition switch is surface mounted and hard wired.\*

MAIN FLOOR OR UPPER FLOOR LAUNDRY ROOM FEATURES

1. Laundry tub with hot and cold-water shutoffs.
2. Heavy-duty electrical outlet for dryer.
3. Dryer vented to exterior.
4. Home will have a cabinet above the future washer & dryer.\*

LIGHTING AND ELECTRICAL FEATURES

1. Electrical outlets in all bathrooms and powder room include ground fault protection.
2. 200 amp electrical service with breaker panel which includes 100 amp sub panel to retail/office.
3. All wiring in accordance with Ontario Hydro standards.
4. Light fixtures in all bedroom ceilings. Light fixtures in kitchen, dining room, family room, bathrooms above grade, laundry room and upper hall and switched electrical outlet in living room\*
5. One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener for each garage door and one under electrical panel.
6. Smoke/carbon monoxide detector on every level and smoke detector in all bedrooms.
8. Electronic door chime.

9. Rough-in cable tv outlet in family room and master bedroom.\*
10. Telephone rough-in for kitchen, family room and master bedroom.\*
11. Rough-in central vacuum outlets. Central vacuum terminates in garage.
12. Dedicated electrical outlet within 3' of central vacuum termination in garage.
13. Rough-in security for all external doors and on the lower level.
14. White Decora-style light switches and plugs throughout.

HEATING, INSULATION AND ENERGY EFFICIENT FEATURES

1. High velocity forced air high-efficiency gas boiler with air handler with electronic ignition power vented to exterior servicing both residential and retail/office.
2. Dehumidifier with dedicated outlet and humidifier installed on furnace to assist in balancing moisture level.
3. Air conditioner included in all homes.\*
4. Thermostat centrally located on main level.
5. All insulation in exterior walls and roof in accordance with the standards set as per the building code.
6. House sealed in vapour barrier as per building code.
7. Weather stripping on all exterior doors.

PAINTING

1. One coat of primer and one coat of quality paint on all walls and woodwork.
2. Trim and doors to be painted "lucious" white.
3. Choice of one colour for walls from vendor's 4 samples.
4. Spray stipple ceiling with smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, and laundry room which have smooth ceilings, (walk in closets have sprayed stipple ceilings only).

FLOOR COVERINGS

1. Choice of quality imported 12"x 12", 13" x 13" ceramic floor tile standard through vestibule, kitchen/ breakfast area, powder room, all bathrooms, and laundry area.\*+
2. 2-1/4" x 3/4" natural prefinished hardwood on main level excluding tiled areas.\*+
3. 40 oz. Broadloom with 12mm underpad on upper level. (one colour throughout).
4. Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

ALSO INCLUDED

1. Shut-off valves on all hot and cold water lines.
2. Mortgage survey, provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor with reinforced grade beams.
5. Poured concrete rear porch.
6. Architecturally pre-determined sitings and exterior colours.
7. Concrete floor in utility room with a drain.
8. Professional home cleaning prior to occupancy including windows. Ducts will be cleaned after closing.

RETAIL / OFFICE

1. Retail/office floor will be unfinished concrete.
2. The utility room will be unfinished.\*
3. There will be a 2 piece rough-in for a future barrier-free washroom.\*
4. Approximately 10' ceiling height to underside of joist. Drywall will cover joists.\*
5. Smoke/carbon monoxide detector.
6. Air conditioner and heat recovery ventilator (HRV) included.\*
7. Thermostat included.\*
8. Concrete floor in utility room with a drain.
9. 100 amp electrical service sub panel.
10. 2 ceiling lights on a 3 way switch.
11. The retail/office space will be prepared to drywall stage and primed.
12. Precast concrete slab walk to retail entry door.\*
13. Entry door will have barrier-free access with access button.\*

WARRANTY

Fieldgate Homes warranty backed by TARION's (Ontario New Home Warranty Program)

Excellent Service Rating includes complete customer service for one full year.

TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.
- Defects in workmanship and materials in the electrical, plumbing and heating systems.
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

A major structural defect is defined in the Ontario New Home Warranty Plan Act as:

- A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

\*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLE

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process and between the colour of the basement windows and the windows on the rest of the home. The surface texture of some floor tiles may vary resulting in uneven surfaces after installation. Purchaser is notified that the laundry area may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from inside the home to garage will be eliminated or, provided it is permitted by the municipal building code, a landing may be added in the garage, at Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. The rear exterior of the basement is based on the standard grade condition. The number of windows and their size may vary depending on the grade of your lot. Purchasers are notified that the new home design may have an attic hatch located in a closet and/or on an interior wall. Corner lots and priority lots may have special treatments which may require window or external stair location changes and interior modifications to balance and improve the elevations of the house exposed to the street or to conform to zoning. The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, rooflines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions, risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions. Variations in uniformity and colour from Vendor's samples may occur in finished material, kitchen and vanity cabinets, floor and wall finishes due to normal production processes. Hardwood may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage may vary slightly depending on elevation selected. Ceiling height in laundry room and powder room may be modified to accommodate mechanical systems, duct work or architectural changes (some walls may be modified also). Carpeting may be seamed under certain conditions. Fieldgate Homes reserves the right to use visual representations of your home taken during construction and/or after closing, to be used in advertising and/or public relations. Specifications and terms subject to change. Retail/office usage is governed by City of Brampton zoning by-laws. It is the responsibility of the retail/office townhome unit owner to adhere to the laws of the City and get all required permits from the municipality before work begins on the retail/office space. E. & O.E. October 25, 2017.

Initials

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