SPECIAL BONUS:

Outstanding
& FEATURES FINISHES

1. **9’ high ground and main floor ceilings and 8’ high bedroom level ceilings** (9’ceiling height does not apply where bulkheads are required)
2. **Builder ‘bonus’ hardwood on main floor** as indicated on floor plan. **
3. **Builder ‘bonus’ granite in the kitchen** with undermount sink. *
4. **High performance engineered subfloor**
5. **Air conditioner line** set rough in
6. **Air conditioner included for units 21-60 only**
7. **Fridge waterline** rough in
8. **Berber carpet on main and bedroom level** as per plan. ***
9. **Keyless entry gripset** at front door
10. **Kitchen upgrades** including; extended height upper cabinets, under cabinet wood valance moulding (shaker or traditional style), set of 2 pot and pan drawers, and microwave space saver provision in lieu of hoodfan
11. **Dark casement windows** as per plan
12. **Garage man door** where grade permits

LOSANI HOMES

LosaniHomes.com

389 Garner Road East, Ancaster

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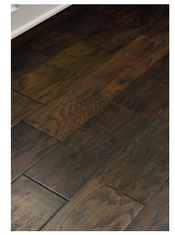
Note: Items specified in this Bonus Schedule replace and supersede the items, types and specifications listed in Schedule “A”. *(Does not apply to all types of granite available from the Vendor, only those samples categorized as “Level one”. To view the granite type applicable to this incentive, see the vendor’s representative in its Home Design Centre) **Does not apply to all types of hardwood available from the vendor only those samples as categorized as “bonus level”. To view the hardwood type applicable to this incentive, see the vendor’s representative in its Home Design Centre.***Does not apply to all types of berber carpet available from the vendor. Features/Finishes listed are subject to change and vary by site and product type. Specifications may also change due to the availability of materials, site conditions municipal requirements and/or changes in applicable building codes. The Dwelling may be supplied with a Heat Recovery Ventilation unit “HRV” which may, at the Vendor’s option, be either included in the purchase price or supplied on a rental basis through an HRV supplier. In the event that the HRV unit is supplied on a rental basis, the Purchaser acknowledges and agrees to assume and be bound by the standard terms and conditions of the rental HRV unit supplier and the market rent offered by the supplier as at the time of closing. Alternate features may be provided as “permitted substitutions” in circumstances prescribed by the Tarion Warranty Corporation. Samples of the materials currently offered by Losani Homes are available for viewing at the Losani Home Design Centre. E.&O.E. November 2016.

ASTORIA GRAND

& FEATURES FINISHES

DISTINCTIVE PREMIUM FEATURES
EXCLUSIVE TO ASTORIA GRAND



DISTINCTIVELY PREMIUM FEATURES RICH IN DETAIL

DISTINCTIVE CONSTRUCTION AND EXTERIOR FEATURES:

1. Brick veneer, siding, aluminum, stucco, stone, or other accents as per plans and elevations.
2. **Three storey towns feature nine foot ceilings (except at dropped ceiling areas) on ground and main floors. Two storey towns feature nine foot ceilings on main floor and eight foot ceilings on bedroom levels.**
3. **Sub-floors shall be sanded at joints and screwed and glued.**
4. All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.
5. Maintenance-free, pre-finished vinyl sliding patio door as per plans.
6. Pre-finished maintenance-free soffits, fascia, eavestroughs and downspouts.
7. All exterior woodwork to be painted to match exterior colour package.
8. Front entry swing door(s) with sidelites as per plans will be thermal insulated fibreglass and will be painted as per exterior colour package.
9. **Front entry doors feature grip set and deadbolt with satin nickel finish with keyless entry.**
10. All exterior doors feature exterior lights.
11. Poured concrete foundation.
12. Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane.
13. All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
14. Foam spray insulation in the garage ceiling to the extent of the finished area above to help prevent air infiltration.
15. All interior walls that adjoin the garage will be insulated.
16. Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future garage door opener.
17. Prefinished insulated steel modern sectional garage door, some featuring lites as per plan.
18. Saw-cut garage and basement floors.
19. Poured concrete garage floors with steel reinforcing.
20. Two exterior water taps to be installed (one in garage and one on exterior) with separate basement shut off valves.
21. **Fully sodded lot as per site plan. The lot will be graded to the requirements of the authority having jurisdiction. Landscape feature at front of home.**
22. Base coat only asphalt paved driveway.
23. Self-sealing quality roof shingles with manufacturer's twenty five year rating.
24. Address stone with engraved municipal address
25. Walkway from the driveway to front door step(s) as designated by grade.

SUPERIOR INTERIOR FEATURES:

26. Finished main level staircase with carpeted treads and risers and stained oak stringers, railings and spindles.
27. **Interior trim includes modern 2 ¾" casings and 4 ¼" baseboards.**
28. **Satin nickel finish, straight interior door levers and hinges.**
29. Interior walls to be finished with quality flat paint. Two paint colour choices throughout.
30. Interior doors and trim will be finished with semi-gloss Losani white paint.
31. **Ceilings in all rooms will be "California Knockdown" texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish.**
32. Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
33. All drywall corner beads are square metal beads with paper covering to minimize cracking.
34. Builder standard berber carpet on 3/8" chip foam underpad in finished areas as per plans***.
35. Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans*.
36. Where a laundry area is located on the second floor, the washer area will be supplied with a fiberglass basin complete with drain. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold water supply and waste disposal outlet for future washer
37. **Wire closet shelving throughout including linen closet(s).**
38. Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.
39. **Interior doors are single panel smooth shaker style.**
40. **All full swing interior doors feature triple hinge construction, and are hung on fully cased jams and fully trimmed.**
41. All half walls are capped and cased in wood with painted finish.

KITCHEN AND BATHROOM FEATURES:

42. Kitchen includes:
    a. Range hood fan vented to exterior.
    b. Premium finished cabinets assembled using glue and dowel construction, with laminate countertops
    c. Townhomes and multi-units to receive single bank of drawers in kitchen cabinetry as per plan.
    d. Cabinet doors and drawer fronts available in premium maple, oak, MDF or other materials as per Vendor's standard selection.
    e. Breakfast bar where specified on plans.
    f. Double stainless steel ledge back sink with modern kitchen faucet with pull out spray.
    g. Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough in.
    h. All electrical receptacles in the kitchen counter area are on dedicated circuits.
    i. Outlet on island provided when plumbing, electrical, or HVAC components are located within.
43. Master Ensuite and second bathroom as per plan include:
    a. Quality finish cabinets with laminate countertop.
    b. Cabinets available in premium maple, oak, MDF and other materials as per Vendor's standard selection.
    c. Polished edged mirror installed above vanity.
    d. Premium china sinks used in all bathrooms.
    e. White bath fixtures throughout.
    f. Tub/shower enclosure to include ceramic wall tile to ceiling (not including ceiling).
    g. Soaker tub in Master Ensuite, one piece acrylic shower stall where shown on plans.
    h. Upgraded 8" rain showerhead in Master Ensuite. All bathrooms features curved shower rods and Château bathroom accessories.
44. Powder room includes white pedestal basin, and upgraded modern lavatory faucet.
45. **Premium elongated low consumption toilets.**
46. Single lever faucets (with exception of laundry) and pressure balanced shower controls.
47. All bathroom sinks are fitted with mechanical pop up drains.
48. All plumbing fixtures are fitted with shut-off valves.
49. Showers are one piece acrylic, either neo angle, square, or rectangular, as per plan. Only neo angle showers finished with chrome shower door with pebbled glass.
50. Ceramic is also featured where indicated at bathtub skirts, backsplashes and/or bathtub walls*.
51. **Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength.**
52. Towel bars and toilet paper holders for each bath are provided, but not installed.

ELECTRICAL AND MECHANICAL FEATURES:

53. 100-amp breaker panel and service installed; location may vary.
54. **Upgraded modern lighting package throughout.**
55. **Electrical receptacle with integrated USB port in kitchen.**
56. Two (2) telephone outlets.
57. Three (3) RG6 coaxial cable outlets.
58. Two (2) set up for CAT 6 network connection with Network Smart Panel in basement.
59. **Homes are roughed in for security systems.**
60. **Rough-In central vacuum piping to garage for future central vacuum system installation.**
61. Bedroom receptacles are non-arcing type.
62. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
63. Exterior soffit complete with 1 holiday receptacle.
64. Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
65. Carbon monoxide detector directly connected to electrical panel.
66. Draft resistant electrical boxes at exterior walls.
67. Heavy duty wiring and receptacle/outlet for stove and dryer.
68. All utility rooms are unfinished.
69. **White Decora-style switches throughout the home.**
70. Electric door chime for front entry.
71. Lights at front of home will be cast aluminum coach lamps as per plan.
72. High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
73. All heating systems are sized for future installation of air conditioning systems.
74. Rental water heaters are high efficiency direct vent water heaters (some homes require power venting), location may vary.
75. Exhaust fans in all bathrooms and laundry room areas as required.
76. Power exhaust override by the main floor thermostat for humidity control.
77. Built in wall dryer boxes are to be installed behind the clothes dryer in laundry areas to eliminate bend and flex in the exhaust hose as permitted on plan.
78. Efficient programmable thermostats to be installed.
79. PVC pipe conduit from basement to attic for future electrical.

GENERAL

80. The home will be enrolled with the Tarion Warranty Corporation.
81. Exterior colour packages are architecturally controlled and cannot be modified by the Purchaser.
82. The Purchaser is to have the choice of interior colours, materials or styles from the Vendor's samples (subject to availability by the time scheduled for installation) of the following, provided they have not yet been installed or ordered from the supplier:
    a. All ceramic tile floors where illustrated as per plans;
    b. Cabinets and Laminate countertops in kitchen and bathrooms;
    c. Ceramic wall tile in tub/shower areas.
    d. One carpet color selection throughout home where illustrated as per plans.
83. All colour selections and all requests for extras must be made at the Purchaser's Home Design Centre Appointment as more particularly described in Schedule "H" attached hereto. Purchasers are advised that the design, manufacture, and installation of certain Extras or Upgraded Materials may require a longer period of time to complete when compared to the standard finishes described on this Schedule. Accordingly, in order to accommodate some design upgrades, the Vendor may require that an amendment to the Tentative Closing Date be made at the time of the Home Design Centre Appointment.
84. In making colour and material selections and upgrades, the Purchaser acknowledges being advised and accepts the following:
85. that all light coloured materials, especially flooring, may be subject to fading, yellowing, or discolouration after use or exposure to sunlight; or due to the filtering process that occurs with pollutants including candles in a forced air heating system. Such fading, yellowing, or discolouration will not be warrantable.
86. natural materials such as granite, marble, and wood or wood composites, are subject to natural variations in colour and grain; and ceramic tile and broadloom are subject to pattern, shade and colour variations from manufacturer.
87. any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser agrees is not the responsibility of the Vendor. The Purchaser further acknowledges being advised that the purchase of a humidifier for the Real Property in which hardwood flooring is installed is recommended by the Vendor so as not to expose such hardwood flooring to extended periods of humidity levels that are outside the recommended range of forty to fifty percent. The Vendor recommends monitoring home humidity levels consistently. The Purchaser also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure.
88. transition strips shall be used to bridge flooring height differentials due to flooring material thicknesses.
89. The Purchaser acknowledges that notwithstanding any other provision herein, materials are subject to availability to meet scheduled occupancies and therefore agrees that the Vendor reserves the right to make non-material plan, specification and material substitutions at the Vendor's sole discretion provided that any such substitute materials is of equal or better quality.
90. The Purchaser acknowledges that at the Vendor's sole discretion door swings may be different than those indicated on brochures and ceilings and walls may be modified to accommodate mechanical systems, and the Purchaser agrees to accept such modifications.
91. The Purchaser acknowledges and accepts that all dimensions in this Agreement are approximate, windows and actual square footages may vary depending on elevations selected, and actual usable floor space may vary from the stated floor area.
92. The Purchaser acknowledges and accepts that exterior elevations over garage doors and at front porches are subject to change due to municipality required grade conditions, and, where a landing may be required the number of steps to grade may vary.
93. The Purchaser agrees that the following are not included in the Purchase Price: Drapes and tracks, wallpaper, furniture, appliances, dining room light fixture, central vacuum system, air conditioning, security system, rear decks, painted lower level floor, lawn sprinkler system, planting and landscaping except as noted in Schedule A.
94. The Purchaser acknowledges that the specifications and finishes in the model homes located at the Vendor's other projects may differ from the specifications in the model homes and new homes being purchased at the project that is the subject of this Agreement.
95. The Purchaser acknowledges that the lot including the home being constructed thereon is, until Closing, considered a workplace and construction site and as such is governed by the laws and regulations of same. The Purchaser therefore acknowledges not being permitted unsupervised entry or access to such workplace and construction site and further agrees and covenants not to attempt to gain entrance and access to same except during normal working hours and by prior arrangement with the Vendor at the sales office. The Purchaser agrees to follow all safety practices as prescribed by law during all such pre-arranged visits to the workplace and construction site.

ASTORIA GRAND