

LORA BAY

Lora Bay

The Cottages Collection

Detached Bungalows

Purchase price includes the following:

- Energy Star qualified homes

Cabinetry

- Quality kitchen and vanity cabinets and countertops to be selected from samples provided by Vendor
- Cabinetry includes valence and crown moulding

Electrical

- Two exterior waterproof electrical outlets
- Quality interior electrical light fixtures (preselected by Builder). Compact Fluorescent Light bulbs in all compatible fixtures
- Decora switches and receptacles throughout
- Number of garage receptacles as per garage size
- Smoke detectors as per building code
- 100 amp electrical panel
- Heavy duty cable outlet for stove and dryer
- CO detectors as per building code
- Ceiling lights in all bedrooms

Exterior Doors And Windows

- Windows with white maintenance free vinyl finish exterior and white finish interior, Low E glass is standard
- Front entry door is a steel insulated door
- Patio doors with white finish outside and white interior, Low E glass is standard
- Garage door is a steel insulated sectional door
- All windows and exterior door frames caulked
- Screens on all operating windows and patio door
- Egress basement window(s) as per plan

Exterior

- Brushed nickel exterior door knobs
- Basement exterior walls wrapped with air gap drainage membrane
- Architecturally designed double laminate fiberglass shingles
- Stone exterior detailing as per plan selected from Builder's samples
- Non stone areas will be constructed with pre finished wood siding and fascia with aluminum soffit and eaves trough with colours selected from Builder's samples
- Fully sodded lot
- Graveled driveway
- Cut stone front porch steps and patio stone walkway

Flooring

- 5/8" OSB subfloors, glued and screwed to floor joists
- Ceramic tile as per plan selected from Vendors Standard Samples
- Quality broadloom carpet with high density underpad throughout as indicated on plan to be selected from Vendors Standard Samples

Insulation And Drywall

- California ceilings throughout, except in closets
- House is fully insulated. Exterior walls are R25 (20 batt plus R5 XPS), attic R50, Cathedrals are R32, exposed floors insulated to R32 with spray foam insulation. Basement insulated with R12 to near floor height
- Garage to be fully dry walled ready for paint (not insulated)

Interior Trim / Hardware

- Vanity mirrors in all bath(s) and powder rooms;
- Shelves in all closets and linen closets
- Doors are to be "Cheyenne" 800 series with 2 3/4" casing and 3-7/8" baseboard.
- Brushed Nickel lever hardware throughout with dead bolts on all exterior passage doors (pre selected by Builder)
- Paint grade capped 1/2 walls and architectural columns as per plan
- Oak railings as per plan

Mechanical

- High Efficiency Forced Air Gas heating vented to exterior
- Central air conditioning
- Separate media air filter installed in ductwork. Provides whole home filtration
- Upgraded range exhaust fan in kitchen vented to exterior
- Bathroom exhaust fan vented to exterior
- Vent to exterior for dryer
- Energy Recovery Ventilators (Simplified system)
- All ducting is located within heated boundary. Main trunk and take offs sealed
- Programmable thermostat installed
- Natural Gas fireplace with standard mantel

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Miscellaneous

- Premises cleaned at completion.
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser(s) that differ from the specifications in this Schedule will be included in the construction of the home unless specifically agreed to in writing by Reid's Heritage Homes Ltd.
- All plans and specifications are subject to reasonable modification, as necessary, at the discretion of Reid's Heritage Homes Ltd.
- Due to Town or Hydro service locations, Purchaser(s) will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge Reid's Heritage Homes Ltd. has the right to do.
- Due to increasing construction cost, Reid's Heritage Homes Ltd. commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases Reid's Heritage Homes Ltd. cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by Reid's Heritage Homes Ltd.
- In accordance with standard building practice and Ontario New Home Warranty Program/Tarion Warranty Corporation rules, Reid's Heritage Homes Ltd. warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether Reid's Heritage Homes Ltd. or Purchaser painted the house initially.
- Final survey will be provided to the Purchaser by Reid's Heritage Homes Ltd.
- 8'0" ceilings on main floor and loft areas
- Driveway locations are predetermined by developer

Painting

- All finished walls to be painted with 2 coats from Vendors standard samples (one coat primer and one coat finish)

Plumbing

- Two exterior hose faucets
- Rental gas hot water tank installed (50 Gallon). Owner must enter into a rental agreement with local supplier on or before closing.
- White bath fixtures with chrome handles. Toilets come with insulated lined tanks
- Single lever faucets in kitchen and bathrooms
- Rough-in for future bath in basement as per drawing
- One piece acrylic tub or shower enclosure as per plan
- Double stainless steel ledge back sink in kitchen
- Taps for automatic washer

Rough-Ins

- Rough in plug for garage door operator
- Rough-in for central vacuum
- Rough-in phone and cable (4 outlets for each)

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

April 29, 2016