

SCHEDULE "C" ALLOWANCES & UPGRADES

Personal Selections and Allowances INCLUDED in Base Price:

1. All floor coverings on main level. Carpet, vinyl & ceramic, your choice of colours from builder's standard samples. Custom ceramic tile & custom hardwood flooring prices available upon request over and above total allowance.
ALLOWANCE: \$5,000.00 installed and includes H.S.T. (from builder's samples)
2. Cabinets for kitchen and bathroom vanity, your colour choice of counter tops
ALLOWANCE: \$5,000.00 installed and includes H.S.T. (from builder's samples)
3. Lighting allowance to include all light fixtures, door bell, door bell button, transformer, range hood and light bulbs
ALLOWANCE: \$500.00 installed and includes H.S.T. (from builder's samples)
4. Crushed stone driveway full width of garage, sodded front yard, seeded side and rear yards
5. Each price includes H.S.T. with any applicable rebate assigned back to builder

General:

6. All bathroom fixtures white unless otherwise advised (bone & grey available upon request)
7. Purchaser(s) will be required to attend the office of Future Homes & Real Estate Ltd. to select colour choices for all floor coverings and counter tops from builder's samples
8. **PURCHASER(S) TO OBTAIN THE FOLLOWING PRIOR TO CLOSING DATE:**
 - a. Hot water tank form to be rented by a local utility equipment rental dealer or included with Hydronic Heating system - upgrade #12. Hot water tank can be purchased, price available upon request.
 - b. Phone jacks and installation of phone jacks, cable TV jacks and installation of cable jacks
 - c. Mirrors, bathroom tissue holders and towel bars for both bathrooms, shower and/or tub doors are optional
9. **All necessary building permits to carry out such construction and to comply with all municipal bylaws are in addition to**
10. At closing, the purchaser will be presented a 7-Year TARIION New Home Warranty Valid Registration

Selections & Upgrades NOT INCLUDED in Base Price (all prices include H.S.T.)

11. Lower level finished area (includes finished drywall, trim, painted, electrical, lighting & flooring allowance of \$2.00 p.s.f.)	\$ 15.00 p.s.f.
12. Upgrade to Super High-Efficiency Lifebreath Clean Air Hydronic Furnace with fresh air intake to HRV and stale air outtake. Includes 50 U.S. gallon gas fired hot water tank (no registration or monthly rental fee required)	\$ 2,000.00
13. Lifebreath TFP Air Cleaner (must be installed prior to drywall and duct work)	\$ 1,500.00
14. Installation of Central Air Conditioning	\$ 2,500.00
15. 32" fireplace direct vent with fan, includes gas hook-up	\$ 3,000.00
16. Painted wood fireplace mantle with ceramic tile surround and hearth	\$ 995.00
17. Oak mantle with ceramic tile surround & hearth	\$ 1,395.00
18. Automatic garage door opener installed with remote	\$ 500.00
19. 2' x 4' skylight or 22' solar-tube	\$ 1,000.00
20. Waterline for refrigerator	\$ 150.00
21. Zeon accent lighting underneath kitchen cabinets	\$ 750.00
22. Roughed-in Hayden Super Vac central vacuum outlets	\$ 500.00
23. Hayden Super Vac unit installed	\$ 750.00
24. Hayden Super Vac accessories	\$ 600.00
25. Central vac pan installed in kitchen end kickboard or front foyer	\$ 100.00 each
26. Jacuzzi tub 5' one piece fiberglass enclosure with cap	\$ 1,000.00 extra
27. 3 pc. chrome frosted panels shower/tub doors installed	\$ 600.00
28. Gas hook-up for stove, dryer, BBQ or future fireplace installation	\$ 200.00 each
29. Classic front storm door installed	\$ 500.00
30. Pressure treated raised patio deck with steps to rear yard	\$ 20.00 p.s.f.
31. Pressure treated 6' privacy fence with side entry/exit gates	\$ 25.00 p.l.f.
32. Walk-out grade entrance from lower level with garden patio doors and floor drains	\$ 3,500.00
33. Poured concrete patio at rear (approx. 12' x 24') \$300 less with patio door option	\$ 2,000.00
34. *Alarm system, hardwired with key pad in foyer & master bedroom, sensor on main & lower level, 3 door contacts	\$ 1,250.00
35. *Basic alarm system includes 3 sensors & one key pad	\$ 1,000.00

***Alarm system prices based on a monthly monitoring contract to be established with Security One.
Prices are subject to change without notice. Revised 01/01/13.**