

ROYAL MAPLE STANDARD FEATURES - SCHEDULE "D"

EXTERIOR FEATURES

1. Elevations feature craftsman inspired exteriors which include clay brick, stone, vinyl siding, decorative columns, pre-cast detailing such as: keystones, banding & sills, oversized main floor windows, as per plan and elevation.
2. Choice of exterior colour schemes from builder's selection to ensure an aesthetically pleasing streetscape and distinction within this master planned community. Pre-selected exterior colour schemes for all townhome models.
3. Covered front entries and porches, as per plan.
4. Laminated asphalt shingles with fifty (50) year limited manufacturer's warranty.
5. Pre-finished maintenance-free soffits, eavestrough, fascia, downspouts, siding, and ceiling of front covered porches, as per plan and elevation.
6. Thermal insulated steel-clad front entry doors with glass window inserts, sidelites and transoms, as per elevation.
7. Grip set with deadbolt lock as per elevation.
8. Maintenance-free vinyl casement (low-e) or single hung windows (fixed/operators) throughout. All operating windows to have screens.
9. Patio door in breakfast area, as per plan.
10. Steel insulated sectional, roll-up garage doors equipped with decorative glass inserts, as per plan and elevation.
11. Two (2) hose bibs (one in garage, one at the rear of the home).
12. Fully sodded front, rear and side yards. As per approved grading plans.
13. Poured concrete front porch.
14. Reinforced poured concrete garage floor.
15. Insulated steel-clad door from the garage into the premises complete with deadbolt lock and safety door closure, as per plan.
16. Engraved address marker installed at front elevation (location to be determined by builder)
17. All exterior doors and windows to be sealed with foam insulation.
18. One egress window included in basement (as per plan).
19. Air Conditioner supplied and installed. Location to be determined by the builder.
20. Soffit LED pot lights, as per plan & elevation.
21. OSB sheathing for optimum structural exterior wall stability.

INTERIOR FEATURES

1. Oak staircase, oak handrails, posts and pickets (as per plan)
2. Basement stairs to be paint grade as per plan (Detached models)
3. Molded panel interior passage doors.
4. Half walls capped & painted as per plan.
5. Trim package includes 5¼" baseboards & 2 ¾ " casing on doors & windows throughout home in all finished areas (as per plan)
6. 9 ft. ceilings on main floor. (ceilings may be dropped in some areas)
7. Main bedroom complete with ensuite & walk-in closets, as per plan.
8. Square corners on all drywall joints.
9. Fully insulated, drywalled & primed garage interior
10. Interior doors to have satin hardware from builder's standard samples.
11. Purchaser's choice of one color from builder's samples for interior walls. All smooth ceilings, doors and trim to be painted white.
12. Smooth ceiling on main level. Textured ceiling in all other finished areas
13. All closets fitted with wire mesh shelving.
14. Vaulted Ceiling as per plan.

QUALITY CONSTRUCTION AND ENERGY SAVINGS FEATURES

1. 2" x 6" exterior wall construction.
2. 2"x10" conventional lumber floor joist system
3. Sprayed foam insulation to garage ceilings and overhangs with livable areas above.
4. Roof insulation and basement wall insulation, height as per Ontario Building Code (OBC).
5. Insulated metal front entry door.
6. All windows caulked with professional grade caulking.
7. Gas forced air high-efficiency furnace installed with electronic ignition power vented to exterior, and ducting sized for air conditioning.
8. High-efficiency tankless gas fired hot water heater on a rental basis, power vented to exterior. (purchaser must execute rental agreement with natural gas/tank provider).
9. Private water meter and monthly reading on a rental basis (purchaser must execute rental agreement with provider).
10. Home shall be professionally cleaned before occupancy.
11. Programmable thermostat installed on main floor (location to be determined by builder)
12. Home ventilation provided by HRV (heat recovery ventilator) system.

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13. Sump pump installed in basement (pump and discharge location to be determined by builder)
14. PEX water supply lines (hot and cold) throughout. note: copper pipe may be required for some applications.
15. Energy efficient water saver shower heads and toilet tanks.

FLOORING FEATURES

1. Choice of engineered hardwood flooring (level 1) as per builder selections, throughout main and second floor (where applicable) in all untiled areas (as per plan)
2. Kitchen, bathrooms, foyer and laundry room flooring to be 12x12 ceramic tile as per plan.
3. marble threshold or metal transition lip where ceramic floor abuts other flooring.
4. tongue and groove engineered sub-flooring glued and screwed down.

KITCHEN FEATURES

1. Impressive selection of locally manufactured cabinetry from builder's samples. Choice of standard cabinets include stained oak or maple, polymer, and textured melamine with zero Volatile organic compounds (VOC's) in all paints, stains, finishes and topcoats. Includes 1 bank of 4 drawers.
2. Extended cabinetry (36") with valence and crown molding for upper cabinets. Level 1 molding included.
3. Choice of level 1 quartz or granite kitchen countertops. Selection from builder's level 1 samples.
4. Subway backsplash tile (level 1) as per builder's samples.
5. Deep single basin undermount stainless steel sink in kitchen
6. Rough in electrical and plumbing from future dishwasher, with open space in cabinetry (does not include breaker).
7. Stainless steel chimney hood vent over stove and venter to exterior.
8. Heavy-duty stove receptacle.
9. Electrical outlet for refrigerator.
10. Split electrical outlets at counter level for small appliances.
11. Color coordinated kick plates to compliment cabinets.
12. Three (3) pendant lights above kitchen island where applicable. Where no island is present, a single light will be installed as per builder's samples.
13. Single hole pull down spray kitchen faucet/tap. Selections from builder's samples.

BATHROOM AND LAUNDRY FEATURES

1. Choice of cabinetry from builder's standard samples.
2. Color coordinated kick plates to compliment cabinets.
3. Vanities for all bathrooms as per builder's samples

4. Mirrors in all bathrooms. Mirrors to be attached with screwed in brackets.
5. Chrome Moen faucets with pop up drains in all vanities (as per builder's samples)
6. Choice of level 1 quartz or granite countertop in ensuite with undermount sink.
7. Powder room & other bathrooms to be laminate countertops as per builder's samples
8. Cabinet or white pedestal sink in powder room (as per plan).
9. Choice of ceramic tile for main bathtub/shower stall from builder's standard samples.
10. Choice of ceramic tile, for master ensuite tub apron, deck and tub splash as per plan, from builder's standard samples.
11. Walk in shower ensuite as per plan (detached models includes glass door and marble threshold (as per builder samples)
12. Pressure balance temperature control valves in all showers.
13. Electrical outlet for small appliances beside vanity in all bathrooms.
14. Drain and water connections, and electrical outlet for future washer.
15. Electrical outlet and outside vent for future dryer.
16. 3 piece plumbing rough in for future bathroom in the basement, as per plan.
17. Tub/shower units to include spring tension shower curtain rod (curtain not included).
18. Purchaser is responsible for all bathroom accessories.

ELECTRICAL FEATURES

1. 200-amp electrical service with circuit breaker panel (labeled) and all copper wiring.
2. Decora electrical switches and plugs throughout.
3. Interior light fixtures throughout, from builder's standard selections
4. Two (2) exterior weatherproof electrical outlets with ground fault interrupter, one at the front of the home, one at the rear of the home.
5. Holiday receptacle in exterior soffit.
6. Light fixture provided adjacent to rear and/or side exterior door, as per plan.
7. Electrical outlets in the garage for a future garage door opener.
8. Electrical outlet in unfinished area of basement by electrical panel.
9. Shower pot light in all enclosed shower areas.
10. Strip lighting in all bathrooms and powder room.
11. Ground fault interrupter protection in all bathrooms and powder room.

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12. High speed cable tv / internet rough in outlets in family room & primary bedroom. Total six (6) drops. Location to be recommended by builder
13. Door chime installed for front entry door.
14. Two (2) Universal Serial Bus (USB) chargers in selection locations (x1 primary bedroom, x1 kitchen).
15. Interconnected smoke and carbon monoxide detectors complete with strobe light, as per OBC

WARRANTY AND NOTES:

Styles, materials, location of features, grade heights, door swings and specifications are subject to site, industry and municipal conditions and may vary. The vendor reserves the right to substitute materials of equal or better quality and make modifications with respect to such conditions.

Dimensions and measurements are approximate and may vary within industry accepted tolerances from the actual.

Where the builder is unable to provide any of the items contained herein or must substitute finishes and/or materials for any reason at the sole discretion of the builder, the purchaser(s) shall not be entitled to any compensation, monetary or otherwise.

The purchaser agrees to pay the Tarion fee, as an adjustment on closing. All illustrations are artists' Concept Plans. Dimensions and specifications are subject to change at the discretion of the Builder.

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