

SCHEDULE D

STANDARD FEATURES & FINISHES

ARCHITECTURAL DETAILS

1. Architecturally selected stone, brick, and/or stucco exteriors as per plan
2. Architecturally selected and coordinated exterior packages. All elevations, exterior colors and materials are architecturally controlled.
3. Decorative architectural columns, low maintenance pickets and railings as per applicable plan.
4. Aluminum soffits, fascia, eavestrough and downspouts.
5. Pitched roof details to enhance all elevations.
6. Self-sealing shingles (**25-year manufacturer's warranty**)
7. Maintenance free, Low E Argon vinyl casement windows throughout, as per plan. All operating windows have screens.
8. Maintenance free vinyl sliding patio door or insulated garden door with glass insert, as per applicable plan.
9. Front Entry Door with Antique brass grip set and deadbolt. (as per applicable plan).
10. Pre-finished sectional roll-up garage door, as per plans.
11. Caulking applied to all exterior windows and doors.

CONSTRUCTION FEATURES

12. All exterior walls to be 2 x 6 wood studs with R22 batt insulation in accordance with the Ontario Building Code.
13. Minimum R31 insulation in floor above garage to be gas proof.
14. Basement shall have R12 insulation blanket from floor to ceiling on exterior walls only.
15. All attic spaces to have R31 insulation.
16. Floors consist of **5/8" tongue and groove sheathing with structural pre-engineered floor joist system.** Sheathing to be glued and screwed with sanded seams.
17. Heavy-duty damp proofing on exterior foundation walls c/w drainage layer.
18. Entire yard to be fully sodded including front yard landscape package.
19. Poured concrete porch.
20. Poured concrete garage floor.
21. 3-piece rough-in for future basement washroom location as per plan, optional to the cost of buyer.
22. Central vacuum to be roughed-in on first and second floor to garage for future hook up, all rough in outlets to have cover plates.
23. Driveways off laneways to be fully paved.
24. Entire yard to be fully sodded including front yard landscape package.

SPECTACULAR INTERIOR FINISHES

25. Nine feet high ceilings on first floor.
26. Main staircase to be carpeted c/w oak pickets and handrails.
27. Choice of ceramic tile to be installed in foyer, main hallway, kitchen, powder room, main and upper bathrooms, ensuite and laundry room in finished areas, where applicable as per **plan from builder's standard samples.**
28. Engineered hardwood flooring in first floor living room (excluding tiled areas).
29. Choice of 40 oz. carpeting with quality under pad in bedrooms. (Purchaser to have choice of two color selections, from Mackenzie Creek standard samples).
30. Ceilings to be sprayed textured to all flat ceilings as applicable complete **with 4" smooth bordered edges.**
31. Kitchen, bathrooms, laundry, utility rooms and bulkheads to have smooth finished ceilings as applicable.
32. Colonial style 4-1/4 baseboard and 2-3/4 casing for doors and window casings throughout.
33. Chrome/Brushed Nickel interior hardware and lever door handles.

KITCHEN

34. Purchaser's choice of kitchen cabinetry offered in a variety of finishes, styles and colors.
35. **Solid granite countertop with polished edges from Vendor's standard samples.**
36. Double stainless steel undermount sink with chrome single lever faucet with pull-out spray handle.
37. Exhaust hood fan (white) to be provided over stove area, vented to exterior.
38. Electrical and plumbing rough-in for future dishwasher. (Hookup cost is not included).

BATHROOMS

39. Vanity cabinetry in all bathrooms with laminate countertop.
40. Master ensuite to have acrylic oval tub, as per plan with ceramic tile backsplash and deck mounted faucets where tub and shower are separate.
41. Ceramic wall tile installed at full height at standard bathtub enclosures.
42. Single lever taps in all bathrooms with pop up drain.
43. Privacy locks on all bathroom doors.
44. White bathroom fixtures.
45. Main bathroom to have tub with ceramic tile.
46. Mirror over all bathroom vanities. Mirror in the powder room.
47. Pedestal sink in powder room as per plan.
48. Temperature balance controls in main and ensuite showers.
49. Bathroom accessories to include towel bar, tissue dispenser.

ELECTRICAL AND PLUMBING

50. 100 AMP electrical service, circuit breaker panel and copper wiring throughout.
51. Exterior light fixtures at front and rear of home.
52. Heavy duty wiring to stove and dryer locations.
53. Two exterior electrical outlets to be provided; one to service the front yard, and one to service the balcony.
54. Garage to have one outlet for each garage door opener.
55. White Decora switches and receptacles throughout.
56. Pre-wired cable T.V. outlets; Kitchen, Master Bedroom and Living Room.
57. Pre-wired for telephone outlets; Living Room, Kitchen and Master Bedroom.
58. Electric Front door chime.
59. Hard-wired smoke detectors and carbon monoxide detectors to be installed as required by the Ontario Building Code.
60. Rough-in for security system (to basement and first floor operable windows and doors).
61. Hose bib in garage and front entry.

MECHANICAL

62. Units to have High-efficiency rated furnace with all standard controls and programmable thermostat included. Meets or exceeds the OBC requirement for energy efficiency.
63. All ductwork to be sized for air conditioning with cold air returns where applicable. Ventilation in accordance with Ontario Building Code.
64. Gas water heater to be supplied on rental basis.

LAUNDRY AREA

65. Laundry area to be provided with dryer vent outlet.
66. Second floor laundry room (as per plan) to have ceramic flooring.

WARRANTY PROGRAM (TARION)

67. Seven-year major structural warranty.
68. Two-year coverage on electrical, plumbing heat delivery and distribution system as outlined by Tarion.
69. One year free from defects in material and workmanship.

GENERAL NOTES

All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.

All references to feature and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Location of feature and **finishes are as per applicable plan or at the Vendor's sole discretion.**

All feature and finishes where Purchasers are given the option to select the style and/or color shall be from the Vendor's pre-determined standard selections.

Variations from vendor's samples may occur in materials and finishes due to normal production processes.

CIM Mackenzie Creek Inc. reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. **All selections on finishes from Vendor's standard samples, sizes and specifications subject to change without notice.** E. & O.E. June 3, 2016.