

Schedule A (Home Features)

Seaton Mulberry Phase 1 & 2

EXTERIOR

1. MATTAMY'S Mulberry is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated.
2. Elevations include Clay Brick, Veneer Stone, Stucco, fiber cement rainscreen and maintenance free Vinyl Siding with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors, excluding patio doors.
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled Laminate Fiberglass shingles with a 30 year manufacturer's Limited Lifetime Warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock excluding patio doors and door from garage to exterior, if applicable.
7. All vinyl casement windows, simulated single-hung casement windows, or fixed windows on all elevations excluding the Basement. Basement windows are 30"x12" vinyl sliders, as per plan. All windows as per Vendor's specifications and caulked on exterior, excluding Basement windows.
8. Sliding patio door or garden door(s), as per plan.
9. All windows including Basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage (if grade permits), with safety door closer and keyless entry hardware, as per plan.
13. Moulded steel panel insulated sectional roll-up garage door(s) equipped with heavy duty springs and long-life rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and / or rear door as required.
16. Two exterior water taps, one in garage & one at rear elevation.
17. Two exterior weatherproof electrical outlets with Ground Fault Interrupter, one at front and one at rear home.
18. Satin Nickel finish front door entry hardware, Plaque-style house number, black front elevation coach light(s), as per elevation.

KITCHEN

1. Purchaser's choice of cabinets and granite countertop from vendor's standard selection.
2. Taller uppers included for Kitchen.
3. Stainless steel undermount double bowl compartment Kitchen sink complete with shut-off valves. Includes single lever pull out faucet, as per vendor's standard specifications.
4. Stainless Steel exhaust fan with 6" duct vented to exterior. 43" units to receive 8" duct to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. 36" Refrigerator opening & 30" Stove Opening.
8. Dishwasher space provided in Kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.

BATHS

1. Water resistant gypsum board to approximately 60" high on separate shower stall walls.
2. Purchaser's choice of cabinets and laminate countertops in all Bathroom(s) from Vendor's standard selection. Excluding powder room.
3. Energy efficient water saving shower heads and toilets.
4. Decorative lighting in all Bathrooms and Powder Room.
5. Beveled edge 42" high mirrors to all Bathrooms and Powder Room.
6. Bathroom fixtures from Vendor's standard selection.
7. White bathtubs or fixtures in all Bathrooms from Vendor's standard selection.
8. Electrical outlets for future small appliances beside all vanities and pedestal sink, include ground fault interrupter, as per plan.
9. Exhaust fans vented to exterior in all Bathrooms and Powder Room.
10. Privacy locks on all Bathroom and Powder Room doors.
11. Chrome washerless faucets with pop up drains for sinks in all Bathrooms and Powder Room.
12. Pedestal sink in Powder Room, as per plan.
13. 8" x 10" ceramic wall tile for tub/shower enclosures up to the ceiling only. Separate shower stalls completed with ceilings, from Vendors' standard selection.
14. 13" x 13" ceramic floor tile from Vendor's standard selection where applicable, as per plan.
15. Bathroom and Powder Room accessories to include towel bar and toilet tissue holder.
16. Pressure balance valves to all shower stalls and tub/showers, as per plan.
17. Shut off valves for all Bathroom and Powder Room sinks.
18. Ensuite shower to receive 2 panel slider door or swing door, as per plan.
19. Showers to receive pot light on separate switch.

INTERIOR TRIM

1. All finished areas to receive complete oak stairs and railings with choice of stain from Vendor's standard colour selections.
2. Moulded panel interior passage doors throughout finished areas. Purchaser's choice from Vendor's standard selection of one style throughout. Excludes sliding closet doors and Cold Cellar doors, as per plan.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas. (baseboard sizing approx.)
4. Colonial 2 1/4" casing on all swing doors, flat archways up to 12" deep on Ground Floor and Second Floor Hallways. Includes all windows throughout finished areas, Foyers and Linen closets where applicable, as per plan. Excludes Bedroom closets with sliding doors. (casing sizing approx.)
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel finish lever handles and hinges (left unpainted) on all interior doors in finished areas, as per plan.
7. Wire shelving installed in all closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valves in finished Laundry Rooms, unfinished Basements or unfinished Storage / Utility Rooms, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with Electrical Safety Authority standards.
4. One electrical outlet under electrical panel if located in unfinished area.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's home. Variations from the Vendor's samples may include but are not limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and in extraordinary cases, doors(s) from laundry room will be eliminated at Vendor's discretion. Steps, where applicable, may vary any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house expand to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected to be sold on the applicable lot shall contain the features listed above. The floor plan shall be the plan illustrated that is illustrated in the Vendor's latest sales display or in any technical digital brochure for the basic model type. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain feature upgrades finishes and options which may not be included in the basic model type. All electrical services included in the basic model type are illustrated as architectural plans or digital renderings that are available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

5. Electrical outlet(s) in all Bathrooms and Powder Room, which includes Ground Fault Interrupter.
6. One electrical outlet in Garage for each parking space. One electrical ceiling outlet in Garage for each roll-up door for future Garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in Kitchen/Breakfast area, Den, Hallways, finished Laundry Room, Family Room/Great Room, Dining Room, and all Bedrooms where applicable, as per plan. Rooms having sloped or ceiling heights over 10' that span the entire room are to have a switch-controlled receptacle.
9. Switch controlled receptacle in Living Room.
10. Decora style dimmer in Dining Room
11. Smoke Detector with visual signaling component installed as per the Ontario Building Code.
12. Carbon Monoxide Detector on all floors where Bedrooms are present.
13. Electronic door chime at front door.
14. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.
15. Receptacle with USB port placed at Stop & Drop (if applicable) or in the Kitchen.
16. Deeper electrical boxes for future smart switches (smart switches not included)
17. One (1) brushed nickel finished smart door lock
18. One (1) smart light switch for front entry light

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. One colour throughout, from vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Sprayed stipple ceilings with 4" smooth borders in all rooms except for Kitchen, Breakfast area, Bathrooms, Powder Room and finished Laundry Room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in Foyer, Powder Room, Bathroom(s), Kitchen, Breakfast and finished Laundry Room where applicable, as per plan from vendor's standard selection.
2. 3 1/4" x 3 1/4" engineered hardwood flooring from vendor's standard selections on Ground Floor as per plan. Choice of colour from vendor's standard selection. (hardwood sizing approx.)
3. 35oz broadloom in all finished areas on Upper Floor with 4 lb. chip foam under-pad, as per plan from vendor's standard selection. Excludes tiled areas.
4. Tongue and groove subflooring throughout, screwed and glued on engineered floor joist system.
5. Concrete basement floor with drain.

ADDITIONAL FEATURES

1. **Single & Double Car Detached Homes:** 9' high ceilings on Ground Floor and 8' high ceilings on Second Floor. Areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered are excluded.
2. **Deluxe & Executive Double Car Detached Homes:** 9' high ceilings on Ground Floor & Second Floor. Areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered are excluded.
3. 2"x6" exterior wall construction.
4. Mortgage survey provided with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. All windows (excluding Basement windows) are installed with expandable foam to minimize air leakage. Poured concrete Basement walls with drainage membrane and weeping tile.
8. Poured concrete front porch as per plan.
9. Architecturally pre-determined sittings and exterior colours in conformance with applicable zoning and architectural control guidelines.
10. Ducts Professionally Cleaned.
11. Gas Fireplace with included electronic ignition as per plan.

ENERGYSTAR PROGRAM

1. High efficiency gas fired heating system.
2. R31 spray foam insulation in Garage ceilings and cantilevered floor spaces with conditioned spaces above.
3. All ductwork to be sealed with foil tape or mastic sealant.
4. EnergyStar qualified water heaters are a rental unit. Purchaser to execute agreement with designated supplier.
5. One (1) Energy Star® certified Ecobee Smart Thermostat with built-in Amazon Alexa voice services
6. Heat Recovery Ventilation installed & interlocked with furnace. (As a simplified system)
7. Compact fluorescent lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished Laundry Rooms as per plan.
8. EnergyStar qualified exhaust fans in all Bathrooms including Powder Room, where applicable.
9. Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or

- Any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., (June 1, 2022)

Initials.....