

# Marycroft Homes

## Simcoe Landing (Phase 1) – Schedule “A”

### **Single Detached**

Included in the price of your new home are the following exceptional standard features:

#### **Construction Features**

1. Poured concrete foundation walls complete with damp-proofing, drainage membrane and weeping tiles.
2. Wood frame exterior wall construction.
3. Main floor ceiling heights framed to approximately **9 feet**. Second floor ceiling heights framed to approximately **8 feet**. Feature ceilings/lofts (*where applicable*) may have ceiling heights that are less than **8 feet** or ceilings that are sloped (*per applicable plan*). All measurements are approximate only and will be reduced for boxing of mechanical systems (*if required*).
4. Sub-floor construction featuring “Wood-I” engineered flooring system with glued and screwed ¾” OSB floor sheathing.
5. Roof sheathing to be 3/8” plywood or 7/16” OSB at determination of Vendor.
6. Basement cold cellars (*per applicable plan if grade permits*).
7. 3 piece basement washroom rough-ins at location determined by Vendor.
8. Garage to house access door (*per applicable plan if grade permits*).

#### **Exterior Features**

All exterior finishes are Vendor selected and architecturally controlled. Substitutions of colors/materials/exterior detailing may occur at discretion of Vendor, in cooperation with Control Architect, without notice.

1. Coordinated exteriors featuring quality clay brick, stone, stucco, vinyl siding, and other accent materials as per applicable model and elevation.
2. Articulated, self-sealing asphalt roof shingles..
3. Aluminum fascia, eavestroughs, downspouts and soffits.
4. Municipal address number at location determined by Vendor.
5. Painted sectional garage doors with design as per applicable plan.
6. Ornamental faux windows and/or décor features as per applicable plan.
7. Low maintenance, aluminum railings on front porches (*only if required by Ontario Building Code due to final grade*).
8. Low maintenance, non-wood exterior porch columns. Column profiles at sole determination of Vendor.
9. Professionally graded and sodded yards as per municipally approved plans.
10. Asphalt driveway - base coat and top coat included (*top coat installed at future date following top works on roadways*).
11. Exterior steps per approved site plan.
12. Precast walkway from driveway to front entrance.
13. All windows and doors sealed with quality caulking.
14. ¾” clear stone between units sited less than 8 feet apart.
15. Vendor shall install wood deck (approximate size 9’ x 6’) IF required per municipally approved grading plan. Wood steps included for decks that are 7 risers or less. No steps for decks at walk out basements.

#### **Energy Wise Features**

1. Low maintenance PVC white frame sliding basement windows.
2. Vinyl frame casement style windows. Operable windows at designated locations by window manufacturer. Décor grilles on streetside elevations.
3. Thermal sliding patio door with screen (*per applicable plan*).
4. High efficiency hot water tank at location determined by Vendor. (*Water tank is provided on a rental basis*).
5. High efficiency furnace at location determined by Vendor.
6. Digital thermostat.
7. Metal insulated cold cellar door (*where applicable*) complete with threshold and weather seal.
8. Insulation in exterior walls, attic and basement per code requirements.
9. Heat recovery ventilator (HRV) at location determined by Vendor.
10. Drain water recovery pipe at location determined by Vendor.

#### **Plumbing Features**

1. Water supply via plastic piping.
2. Double compartment, undermount, stainless steel sink with single lever faucet in kitchen.
3. Contemporary in-wall housing for clothes washer water supply and drain at determination by Vendor (*basements excluded*).
4. Venting sleeve to exterior for clothes dryer exhaust at location determined by Vendor.
5. Pressure/temperature regulator in showers.
6. Single compartment free standing utility tub at location determined by Vendor.
7. Rough-in for future dishwasher. (*Includes drain “T”, water supply, plus wire to electric panel – breaker switch not included for safety reasons*).
8. Two exterior water service taps – 1 in garage and 1 at rear.
9. White undermount vanity sinks, pedestal sinks, water closets and soaker tubs (*per applicable plan*).

#### **Electrical Features**

1. 100 amp electrical service with circuit breaker panel and copper wiring throughout.
2. 220V receptacles for each of the stove and clothes dryer.
3. Light fixture package (*at locations roughed in by Vendor*) to include strip lighting in bathrooms; water proof ceiling potlight fixture in shower stalls; frosted dome ceiling fixture in kitchen, breakfast, halls, bedrooms, dens, libraries, great rooms, lofts, sunrooms and family rooms (*per applicable plan*). Note that bathroom strip lights are self-equipped with internal electrical box.
4. Range hood fan (stainless steel) vented to exterior.
5. A cover plate will be left on dining room ceiling box (*where applicable*) as located by Vendor for future fixture by Purchaser.
6. No ceiling fixture will be installed in living room or some great rooms depending on plan. Instead, one wall outlet in such room(s), at location determined by Vendor to be energized by a wall switch. (*Consult sales office for more information*).

7. White DECORA type switches in finished areas.
8. An exterior light will be installed at each entrance into home.
9. Garage ceiling outlet for future garage door opener(s).
10. One exterior weather-proof electrical outlet installed at each of the front and rear of the home.
11. Front door chime.
12. Any combination of 4 CAT-5 OR TV wire rough-ins at locations determined by Vendor. *(Final terminations and connections by Purchaser.)*
13. Hardwired smoke detectors per code at locations determined by Vendor.
14. Hardwired carbon monoxide detector(s) per code at location determined by Vendor.
15. Rough-in piping for future central vacuum system.

### **Interior Finishings**

1. Purchasers to have a selection of interior finishing materials from Vendor's standard samples on the following:
  - a. 13"x13" (or other) floor tile in all living areas where tiles are illustrated on plans. Where tile terminates adjacent to alternate flooring material, metal finishing strip will be installed. Note tub decks that receive tile per applicable plan shall receive same selection as floor tile on vertical skirts and horizontal decks.
  - b. 13"x13" (or other) wall tile in bathtub enclosures *(ceilings excluded)* and shower stalls *(ceilings included)* and on tub splashes as per applicable plan. Note shower floors will include mosaic tile *(color at determination of Vendor)*.
  - c. 40 oz broadloom in all bedrooms and designated den/bedroom combo rooms. One color selection per home. Chipfoam underpad beneath carpet.
  - d. 2 ¼"x¾" pre-finished oak hardwood flooring on main floor AND on second floor main hallway EXCLUDING areas on plan where ceramic flooring is illustrated or broadloom is designated. *(Note: four standard colors available – one color selection per home)*.
  - e. Interior finished walls to be painted with one coat primer and one finish coat of washable latex paint. One color selection per home. Interior finished ceilings to receive one coat primer and one coat flat latex paint (white). Drywalled garage walls and ceiling are gas proofed and primed only.
  - f. Stairs and railings to be stained *(semi-gloss finish)* to complement Purchaser's choice of standard hardwood.
  - g. Kitchen base and upper cabinets *(per applicable model)*. Drywall boxing above cabinet uppers included if required to conceal mechanical components. If no mechanical components are present, then no boxing shall be installed. Space left open for future dishwasher.
  - h. Vanity cabinets per applicable model.
  - i. 3cm solid counter for kitchen and vanity cabinets. Breakfast bar included in kitchen *(if applicable per plan)*. Vertical splash included on vanity counters against wall.
2. Paint grade 4" baseboard and 2 ¾" casing trim package with two panel *(top panel rectangular; base panel rectangular)*, smooth finish 800 series door package. All trim components finished in white semi-gloss.
3. Direct vent linear style gas fireplace *(per applicable plan)* with drywall trim kit and paint grade beam shelf *(white semi-gloss finish)*.
4. Wood décor columns *(per applicable plan)*.
5. Interior door hardware to include lever style handles and unpainted hinges. Front door to feature gripset and deadbolt. Garage to house door to feature knobset and deadbolt.
6. Oak finished stairs with closed risers *(main to second floor)*. Paint grade utility stairs in unfinished stairwells and/or from finished laundry/mud rooms direct to basement.
7. 1 5/16" square oak pickets and complementing top rail in all finished areas. Basic railing in stairwell to basement *(per applicable plan)*.
8. Smooth paint finish to ceilings in kitchen/breakfast, bathrooms and laundry rooms only. All other areas to have sprayed stipple ceilings with smooth border.
9. Mirror over sink in bathrooms.
10. Mirror sliders for front foyer *(per applicable plan)*. White board sliders elsewhere *(per applicable plan)*.
11. Ceramic toilet tissue holder, towel bar and shower/bathtub soap dish *(per applicable plan and at locations determined by Vendor)*.
12. Glass shower door/systems for dedicated shower enclosures where specifically noted on plan.

### **Above and Beyond**

1. Water meter and connection fees included.
2. Hydro meter and connection fees included.
3. Two stage asphalt driveway included. Scheduling at determination of Vendor.
4. Gas meter and connection fees included.
5. Professional house and duct cleaning in accordance with industry standards.
6. Rogers Bundle for 1 full year *(please refer to certificate provided by Rogers for details)*.

### **Miscellaneous**

1. The Vendor shall have the right to make reasonable changes in the plans and specifications, if required it is its sole discretion and without notice. The Vendor may substitute materials provided that such substitutions are of equal or better quality than the original selection or standard specification. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding.
2. The Purchaser acknowledges and accepts that colour, shades, texture, appearance, grains, veining, variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes or as naturally occurring characteristics of naturally sourced products.
3. Purchaser acknowledges and agrees that carpeting may be seamed and seams may be visible within TARIION Production Guidelines.
4. Purchaser acknowledges and agrees that they are responsible for the management of air quality within home. Excessively dry conditions will contribute to shrinkage. Excessively moist conditions will contribute to condensation and expansion. Damage to finishes due to improper air quality/moisture management is not subject to warranty service.
5. Purchaser acknowledges that marble (if any) is a very soft stone which will require maintenance and special care by the Purchaser and is very easily scratched and damaged.
6. The Vendor will not allow the Purchaser to do any work, supply any material to finish the dwelling or to enter the premises before occupancy of the home (excepting for the Pre-Delivery Inspection described elsewhere in this Agreement).
7. The Purchaser acknowledges that the finishing materials contained in any presentation centre or model home, including broadloom, furniture, electrical fixtures, drapes, marble, granite, ceramic, grout, hardwood, upgraded cabinets, stained or painted railing, ornamental plaster or wood moldings, appliances etc. may be for display purposes only and may not be of the same grade or type or may not necessarily be included in the price of the dwelling unit contemplated in this Agreement.
8. With regard to townhomes and semi-detached units, Purchasers are advised that standard construction conforms with code requirements in relation to sound transmission. Upgraded soundproofing of such units is optional and may or may not be available on a pre-construction order basis only.
9. Minor settlement of grounds and/or driveways is to be expected and is not warrantable in accordance with TARIION Production Guidelines and at the sole determination of the Vendor.
10. With the exception of finished basement landings, per applicable plan, basements are not finished.
11. Where Purchasers have not otherwise provided specifications for appliances to the contrary, the Vendor advises that: a. Openings left for dishwashers will accommodate a 24" wide appliance. b. Openings left for stoves will accommodate a 30" wide free-standing electric appliance. c. Openings left for refrigerators will accommodate a 36" wide by 72" high appliance. Vendor recommends counter-depth refrigerators particularly for homes where the fridge is located adjacent to a counter depth wall. For assurance that your preferred appliances can be accommodated within cabinetry openings, the Vendor recommends measuring the actual openings at the time of your final inspection and prior to confirming your appliance order. Vendor advises that standard cabinetry will NOT accommodate an over the range microwave exhaust combination appliance - a shorter cabinet together with upgraded electrical service to accommodate this type of appliance is available as an optional extra (availability to be determined at time of order). The Vendor also advises that Purchasers should pay close attention to the swing and required range of motion for all appliance doors to ensure that they work with the actual design layout of the kitchen and siting orientation of home (Std versus Rev).
12. Plans and specifications are subject to change without notice. E.& O.E. All illustrations are ARTIST'S Concept ONLY. All measurements are approximate (including lot size references).
13. ORAL REPRESENTATIONS DO NOT FORM A PART OF NOR CAN THEY AMEND EXECUTED AGREEMENTS. The written form of this agreement is complete and full and ALL expectations and obligations of the Vendor and Purchaser are documented in this Agreement.