

# SCHEDULE “E”

SUSTAINABILITY AND SMARTER HOME FEATURES  
SINGLE FAMILY DETACHED HOMES



**For more than 65 years, Minto Communities has earned an excellent reputation for building high quality homes and has created a legacy of building superior communities. As an industry leader, Minto Communities continues to incorporate energy saving innovations in all of our new homes while providing outstanding floorplans and exterior designs.**

## **HEALTH, WELLNESS AND SUSTAINABLE FEATURES**

- The homes at Wildflower are designed to help support physiological and psychological health through the use of natural materials, connections to nature throughout the community, open concept layouts, and maximized exposure to natural light.
- Single family homes to ensure a highly efficient home that offers increased comfort and quality. Minto homes shall receive inspections and an air tightness test from a Third Party inspector.
- Blower door envelope test included as certified by a qualified tester.
- Heat recovery ventilator (HRV). Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- 2” x 6” exterior walls featuring a min. of R20 insulation on the exterior to increase thermal comfort.
- 96% efficient natural gas furnace. High-performance gas fired heating system ensures the home performs efficiently and provides optimal comfort.
- High-efficiency MERV 8 air filter.
- Blown-in fiberglass attic insulation.
- LED lighting throughout, as per plan (where applicable). Energy efficient, long lasting, mercury-free and low maintenance.
- High-efficiency 50 gallon hot water tank.
- Water efficient and low flow plumbing fixtures & toilets to provide superior performance and water efficiency.
- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low volatile organic compound (VOC), washable mattepaint, helping to improve indoor air quality.
- Homes are constructed using an engineered floor system that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home. Landings and sunken areas may be dimensional lumber.
- All windows and doors are installed and sealed with expanded foam and caulked, providing increased thermal comfort.
- Spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork, with ducting sized for future airconditioning. Professional duct cleaning included prior to closing.

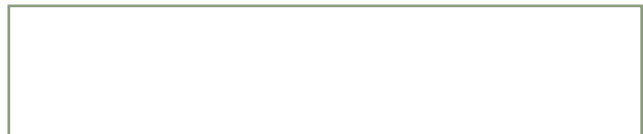
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**SMARTER LIVING FEATURES**

- Smarter Home Essential Package includes:
  - Smarter Home Hub
  - Smarter Home Thermostat
  - Smarter Home Garage door opener
  - One (1) Smarter Home Door Lock
  - One (1) Smarter Home Video Doorbell
- 220v receptacle on a separate 50 amp breaker to garage to accommodate the charging of an Electric Vehicle (EV).
- PVC conduit to attic from mechanical room for future solar panel(s) installation.
- Purchaser allowance of two (2) high speed CAT 6 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (widebandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB port outlet.

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# SCHEDULE “D”

FEATURES AND FINISHES  
SINGLE FAMILY DETACHED HOMES



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## **ARCHITECTURAL & EXTERIOR HOME FEATURES**

- Wildflower by Minto Communities features attractive architecturally designed elevations, created to include a mix of exterior material types and varieties as per model plans. All elevations, exterior colours, and materials are architecturally controlled to produce a complementary streetscape.
- A pleasing mix of architectural styles have inspired the home designs at Wildflower, including Traditional Farmhouse, Rustic Farmhouse and Modern Farmhouse, as per applicable plan.
- High quality exterior materials may include a combination of brick, stone, quality siding, durable shingles, decorative columns, etc. as per elevations.
- Horizontal and vertical maintenance-free fiber cement siding and panels for durability and performance.
- Low maintenance pre-finished aluminum soffits, fascia, eaves-troughs and downspouts installed, as per elevation.
- Asphalt shingle roof with limited lifetime warranty.
- Vinyl (white or black) window types, as per plan and exterior color package selection.
- Soffit pot lights to front porch/garage as per model type.
- Municipal address numbers installed on front elevation.
- Quality, insulated front entry door with a vinyl frame, shall receive a quality matte black lever set and smart lock for your family’s added security.
- Premium quality steel insulated sectional roll-up garage door(s) equipped with heavy-duty springs and long life steel rust resistant door hardware and opener.
- Convenient direct access from garage to home via an insulated metal door complete with safety door closure with a deadbolt. As per plan and where grade permits only.
- Main floor ceiling height of approximately nine (9) feet and second floor ceiling height of approximately eight (8) feet. Basement ceiling height of approximately eight (8) feet, except where low headroom areas or bulkheads are required for mechanical and electrical services.
- Concrete front porch and steps (unless otherwise noted) with aluminum railings (where applicable as per grading or as determined by Minto).
- Two (2) exterior electrical outlets are included; one on front porch, and one at rear of house.
- Poured concrete foundations wrapped with air gap membrane, channeling any water into a drainage system, as required around the perimeter
- Poured concrete basement floor with floor drain, radon gas venting rough in and weeping tiles (where applicable).
- Poured concrete (broom finished) walkways from driveway to front porch.
- Poured, 4” thick concrete (broom finished) driveway to the width of the garage.
- Two (2) exterior water faucets; one at the front of the home and one at rear.
- Professionally graded, landscaped and sodded front yard, as per approved grading plans.

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**INTERIOR HOME FEATURES**

- Knockdown ceilings throughout the home.
- Low Maintenance Luxury Vinyl Plank (LVP) flooring throughout entire main floor, including half bath, mudroom and entry as per plan. Excludes tiled bathroom and laundry areas.
- Choice of ceramic tile from Minto’s included selections in laundry room/closet and bathrooms (excludes powder room), as per plan. Excludes mechanical and unfinished areas.
- Choice of quality 35 oz. carpet with 8lb underlay on stairs from main floor to second floor, hallways and all bedrooms from Minto’s included selections, as per plan.
- Carpeted stairs with MDF capped and painted kneewall or railings with painted finish handrail, as per plan.
- Painted flat square edge profile 4” baseboards and 2.5” casing around windows, doors, and closets throughout, to be painted white (where applicable).
- Interior doors to be 2-panel smooth finish, painted, hollow-core, as per plan.
- Interior swing and sliding closet doors, as per plan.
- Kitchen pantry shelving is equipped with white, 12” deep tight mesh wire shelving for improved storage, as per plan.
- Interior swing doors to include satin chrome lever hardware. Privacy locks included on all bathroom doors and primary bedroom door.
- Sliding glass patio door to rear, complete with screen, as per plan.
- One (1) row of white, 12” deep free-slide wire shelving in all bedroom and broom closets, unless otherwise noted, as per plan.
- Four (4) rows of white, 12” deep wire shelving in all linen closets, unless otherwise noted, as per plan.
- Heavy-duty 220V electrical outlet provided for laundry dryer, with vent provided to exterior.
- Basement walls framed with 2x4 wood studs.
- 200 amp electrical panel with 40 circuit panel box with breaker switches.
- Contemporary lighting package with LED Bulbs throughout home
- Levven Wireless Switches throughout home.
- Ground fault interrupter protection in all bathrooms, kitchen, powder room and exterior receptacles.
- Duplex electrical outlet(s) above kitchen countertop are conveniently located for small kitchen appliances.
- Soffit receptacle for holiday lights with separate switch.
- Smoke and carbon monoxide detector(s), as per plan.
- Receptacles, switching, lighting requirements and safety measures as per Alberta Building Code.
- Emergency shut off valve to every sink and toilet.

**KITCHEN FEATURES**

- Designer cabinetry including 36” uppers, one (1) pot and pan bank of drawers and flush breakfast bar on kitchen islands and peninsulas, as per plan. Choice of laminate cabinetry colours, door styles and hardware from Minto’s included selections.
- Choice of 3cm quartz countertops from Minto’s included selections.
- Choice of full height backsplash tiles from Minto’s included selections.
- Soft close cabinet doors and drawers, as per plan.
- Double basin undermount stainless steel sink with single lever faucet and convenient pulldown spray.
- Minimum of four (4) LED recessed pot lights in kitchen, as per plan.
- Heavy-duty 220V electrical outlet for electric range.

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## **APPLIANCES**

- Self-cleaning, smooth top electric range.
- Over-the-range (OTR) microwave hood fan combo.
- 25 cu. ft. French door refrigerator with bottom freezer and built in icemaker and waterline.
- Stainless steel dishwasher
- Front loading washer and dryer (white) vented to exterior.

## **BATHROOM & ENSUITE FEATURES**

- Designer cabinetry including a vanity drawer in the primary bedroom ensuite, as per plan. Choice of laminate cabinetry colours, door styles and hardware from Minto's included selections.
- Soft close cabinet doors and drawers, as per plan.
- Choice of quartz countertop from Minto's selections in all bathrooms with white undermount sink(s), as per plan.
- Mirror above sink to be full width of the vanity to the underside of wall sconce in all bathrooms and powder room, as per plan.
- Choice of backsplash tiles from Minto's included selections.
- Choice of 12" x 24" floor tiles from Minto's included selections.
- Chrome bathroom accessories, as per plan.
- Primary bedroom ensuite includes a contemporary style one-piece, white tub/wall combo with single tile border surround, as per plan. Choice of tile border from Minto's included selections.
- Main bath and secondary baths include a contemporary style one-piece, white tub/wall combo with single tile border surround, as per plan. Choice of tile border from Minto's included selections.
- Chrome, water saving single lever faucets and shower heads and pressure balanced temperature controlled tub/shower valves included, as per plan.
- White plumbing fixtures and high-efficiency toilets throughout to save water and money on utility bills. Powder room to receive white pedestal sink.
- Bathroom fans vented back to HRV (Max 4) to help eliminate roof penetrations and create tighter building envelope.
- Wall mount light fixture installed above each sink in all bathrooms and powder room.
- Privacy locks on all bathroom doors.

## **STANDARD LOT (STD) CONDITIONS**

- Where standard typical conditions are applicable the following features are included:
  - Precast concrete porch typically three (3) risers up to the front door of the home and railing as applicable per plan and model.
  - Wood steps to grade at the rear of the home as required by grade.

## **SUNSHINE (SUN) BASEMENT CONDITIONS**

- Where Sunshine (SUN) basement conditions are applicable the following features are included in the applicable premium:
  - Larger rear vinyl basement windows where grade permits (changes to window size will be determined during construction by grade condition).
  - Pressure treated deck off main floor with stairs to grade, size as per plan.
  - Additional siding as applicable from concrete foundation at rear.

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**WALK-OUT (WO) BASEMENT CONDITIONS**

- Where Walk-Out (WO) basement conditions are applicable the following features are included in the applicable premium:
  - Larger rear vinyl basement windows.
  - Pressure treated deck off main floor, size as per plan.
  - Additional siding as applicable from concrete foundation at rear.
  - Patio door from basement directly below the matching door from the main floor at the basement level. Includes (2-4) precast concrete patio pavers.
  - Additional rear light near patio door and additional exterior electrical outlet on basement level.
  - Relocated exterior water faucet to basement level.

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