

URBAN BUNGALOWS AND 2 LEVEL URBAN TOWNS
STANDARD FEATURE – SCHEDULE A

INTERIOR FEATURES

- 1. Nine (9) foot ceiling heights throughout (except where mechanical work requires a lower height).
- 2. All staircases and landings to be finished with standard broadloom with white painted stringers.
- 3. Oak handrail with square posts and pickets, stained to match selected laminate flooring, as per plan.
- 4. Contemporary style interior doors with satin nickel finish door levers excluding closet sliders, as per plan.
- 5. Contemporary 4" baseboard throughout with quarter round in all tiled areas.
- 6. Contemporary 2" casing on all swing doors, main floor archways and windows throughout in all finished areas where applicable.
- 7. Trim and doors to be painted white
- 8. One coat of quality paint and one coat of primer on all walls. Colour to be determined by Vendor.
- 9. Smooth ceilings throughout the home in all finished areas, as per plan.

GOURMET KITCHEN FEATURES

- 10. Choice of Contemporary designed kitchen cabinetry from Marshall Homes' standard Level 1 samples.
- 11. Extended breakfast counter, if applicable, as per plan.
- 12. One bank of drawers in kitchen, as per plan.
- 13. Extended uppers in kitchen, as per plan.
- 14. Choice of laminate countertop in kitchen from Marshall Homes standard samples.
- 15. Stainless steel double ledge-back sink with a chrome single lever pulldown faucet in kitchen.
- 16. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hookup cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
- 17. Microwave hood fan with exhaust fan with 6" exhaust vented to exterior, as per plan
- 18. Dedicated electrical outlet for refrigerator
- 19. Split electrical outlets at counter level for small appliances.
- 20. Heavy duty receptacle for stove.
- 21. Colour co-ordinated kick plates to compliment cabinets, as per plan.

LUXURY BATHROOM FEATURES

- 22. White contemporary pedestal sink in powder room, if applicable, as per plan.
- 23. Contemporary design vanity cabinet in full bathrooms as per plan, from Marshall Homes' standard Level 1 samples.
- 24. Full vanity-width mirror in all bathrooms(s), and standard-width mirror in powder room, as per plan.
- 25. White bathtub in all bathrooms, as per plan, with full height ceramic wall tiles in bathtub enclosure.
- 26. Choice of laminate countertop on all full bathroom vanities as per plan from Marshall Homes' standard samples.
- 27. Colour co-ordinated kick plates to compliment cabinets in all bathrooms with vanities.
- 28. Choice of 8x10 ceramic wall tile for main bathtub enclosure from Marshall Homes' standard samples.
- 29. Chrome bathroom accessories to include towel bar and toilet tissue dispenser.
- 30. Exhaust fan vented to exterior in all bathrooms and powder room, as per plan.
- 31. Chrome single lever washerless faucet(s) with pop up plugs in all bathrooms as per plan.
- 32. Temperature balanced tub and shower faucets in all bathrooms as per plan.
- 33. Duplex receptacle in all bathrooms.
- 34. Privacy locks on all bathroom doors.

FLOORING FEATURES

- 35. Choice of quality Imported 12x12 or 13x13 ceramic tile flooring in the bathrooms, powder room, and laundry rooms (and foyer for models 2203 & 2204) from Marshall Homes' standard samples, as per plan.
- 36. Choice of Laminate flooring throughout great room, kitchen, and main floor hallways (excluding tiled areas) from Marshall Homes' standard samples as per plan.
- 37. Choice of standard Broadloom with underpad in all bedrooms and bedroom closets. Choice of 1 colour selection from Marshall Homes' standard samples for all carpeted areas including stairs.

FINISHED LAUNDRY ROOM FEATURES

- 38. Heavy duty electrical outlet and dryer vented to exterior for future stacked laundry machines
- 39. Drain and water connections for future stacked washing machine, as per plan.

LIGHTING AND ELECTRICAL FEATURES

- 40. 100-amp electrical service with breaker panel.
- 41. Electrical outlets in all bathrooms and powder room include ground fault protection as per plan.
- 42. White décor switches with coordinating receptacles throughout.
- 43. Ceiling light fixture provided in all rooms with the exception of great room, which have a capped ceiling outlet.
- 44. Strip lighting above vanity (in lieu of ceiling light) in all bathrooms.
- 45. Three (3) way switch in hallways as per plan.
- 46. Two (2) finished telephone jacks in kitchen and primary bedroom. Exact location determined by Vendor.
- 47. Two (2) finished cable jacks in great room and primary bedroom. Exact location determined by Vendor.
- 48. One (1) finished data jack in great room. Exact location determined by Vendor.
- 49. Door chime supplied and installed.
- 50. Smoke/carbon monoxide detector on every level and smoke detector in each bedroom.

HEATING AND INSULATION FEATURES

- 51. Rental hot water equipment.
- 52. High efficiency gas furnace.
- 53. Air conditioning included

ENVIRONMENT FRIENDLY AND WATER CONSERVATION FEATURES

- 54. Faucet(s) installed with aerators in all bathrooms.
- 55. Water efficient showerhead(s) and toilets.
- 56. Caulking at all building envelope penetrations and weather-stripping on all insulated entry doors.
- 57. Maintenance free casement windows throughout.
- 58. House sealed in vapour barrier as per Ontario Building Code.
- 59. Low-E glass used for windows and patio doors.

CONSTRUCTION AND EXTERIOR FEATURES

- 60. Exceptional architecturally designed homes with inspired brick, vinyl siding, aluminum, exterior trim features, and concrete porches.
- 61. Contemporary style exterior door with black grip set for front door
- 62. One contemporary black coach lamp for front entrance
- 63. Black aluminum exterior railing with black posts on all balconies, ground level patios and entry stairs as per plan.
- 64. Corrugated aluminum privacy screen on Model 2203 & 2204 balconies and Model 2201 ground level patios, as per plan. Location, size and colour determined by Vendor.
- 65. Low maintenance pre-finished aluminum soffits, fascia, eavestrough and downspouts.
- 66. One (1) exterior electrical outlet on balcony (or ground level amenity area for model 2201 only). Exact location to be determined by Vendor.
- 67. Sliding patio door to balcony as per plan.

- 1. Marble, laminate, and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade, and colour variations between materials.
- 2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's included selections, then the Purchaser shall have until the date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior to notice) to properly complete the Vendor's colour and material selection form. If the purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal to or better than the materials and items set out herein.
- 3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- 4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
- 5. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if stated.
- 6. All features, finishes, specifications and materials are subject to change without notice.
- 7. Pursuant to the Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
- 8. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than the products and materials so listed or so provided.
- 9. Purchaser acknowledges and accepts that ceilings and walls may be modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.