





Schedule 'B'





Avonlea Green for Life

Quality Features




CHARMING EXTERIOR DETAILS

1. Purchasers to choose from pre-selected colour packages for exterior materials, which are architecturally controlled to provide a pleasing streetscape and which cannot be altered, except by builder as required, without notice. Builder will attempt to accommodate Purchaser's exterior selection (applies to detached homes only).



Exterior construction to include a combination of some or all of the following materials: STONEROX concrete stone , HANSON clay brick , maintenance-free ROYAL PLASTICS vinyl siding  and decorative architectural features . Where railings are necessary for grade conditions, color will coordinate with exterior color package. "All-brick" optional exterior is not available for all homes nor all exterior areas.


2. Aluminum soffit, fascia and eaves with downspouts .
3. 25 year CERTAINTEED self-sealing fiberglass shingles .
4. Black exterior coach lamps on front elevation, appropriate to elevation style as per plan. Exterior lights at side, rear doors and at sliding glass doors, as per plan.
5. Driveway surfaced with gravel when driveway is to front of homes with attached garages, asphalt apron for homes with optional detached garages.
6. Lot & boulevard graded & sodded.
7. Concrete porch  with pre-cast concrete steps  at front and side entrances, or wood steps. Rear entrance with pre-cast steps or wood deck and steps, as per grade. Rear deck size determined by grade, access requirements and plan.
8. Decorative dark street number(s).
9. Decorative dark metal grip set & deadbolt for front door.

SUPERIOR QUALITY CONSTRUCTION

1. Optimal Value Engineered wood and steel beam framing .
2. NORDIC engineered sub-floors with 5/8" tongue & groove or better OSB sub-flooring, sanded, glued & screwed . Specific plans and areas of certain plans may be constructed of dimensional wood framed floors and steel beams.
3. Quality pre-engineered roof trusses .




4. Quality 3/8" OSB roof sheathing .

Optimal Value Engineered 2"x6" exterior wall construction with Quality dimensional or finger-joint studs  & 7/16" OSB sheathing .


Optimal Value Engineered 2"x6" interior walls to accommodate structural, vents, plumbing waste pipes & stacks and heating ducts . 2"x4" interior walls are used in certain areas.

5. 8 ft. interior finished ceiling height on detached and attached homes. 8 ft. finished ceiling height with optional vaulted area, where applicable, on bungalows.
6. 2"x4" load bearing interior walls in basement, as per plan.




SUNFILLED WINDOWS & DECORATIVE DOORS

1. POLLARD ENERGYSTAR qualified "low E" argon gas, double pane insulated windows, with insulated spacers . Vinyl casement or single hung windows c/w appropriate grill style for elevation on front. Grills may or may not be present on sides and rear elevations, as per plan. Vinyl single-hung & casements windows on side and rear elevations, as per plan. Operable windows and sliding doors c/w screens & locks .
2. POLLARD ENERGYSTAR qualified "low E" argon gas double pane insulated vinyl exterior 6"0" or 8"0" sliding glass doors, as per plan.
3. POLLARD embossed steel clad insulated entry doors  c/w weather stripping and deadbolt lock, and/or windows as per elevation.




CUSTOMIZED INTERIOR FINISHES TO ENHANCE YOUR HOME

1. Urethane finish on oak railings and pickets.
2. Interior passage doors and closet doors, as per plan, as specified in Interior Style package chosen.
3. Interior hardware, with privacy sets on all bathrooms, as specified in Interior Style package chosen.
4. Finger-joint door and window casing, certain archways and baseboard  in all finished areas, as specified in Interior Style package chosen.




5. Quarter round trim in floor areas covered with ceramic tile and hardwood, if required, as per plan.
6. All finished ceilings and walls drywalled, c/w texture spray and border . Smooth ceilings in bathrooms, kitchen and laundry.
7. Carpet covered stairs, as per plan. Natural finish oak handrail, oak pickets & oak nosing on stairs, as per plan.
8. Ventilated closet wire shelving, as per plan .
9. GENERAL PAINTS exterior paints, where applicable.
10. Swing front entry closet doors, as per plan.
11. Drywall columns c/w trim, as per plan.
12. Recycling center for two municipal recycling bins in attached garage, as per plan .




GOURMET KITCHENS



1. CONTINENTAL custom kitchen cabinetry c/w laminate countertop. (Purchaser's choice from Builder's standard samples.)
2. Cabinet space for future dishwasher .
3. Handles and knobs (Purchaser's choice from Builder's standard samples).
4. KINDRED double stainless steel kitchen sink c/w ledge back, spillway & MOEN water conserving single lever faucet .
5. Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher . Hook up not included.

LUXURIOUS BATHROOM FINISHES

1. Mirrors as specified in Interior Style package chosen. Ceramic paper holder and towel rod in bathrooms and powder room.
2. Grab-bar rough-ins, as per plan.
3. CONTINENTAL custom vanities in main and ensuite washrooms (Purchaser's choice from Builder's standard samples).
4. AMERICAN STANDARD pedestal sink in powder room with MOEN water-efficient faucet , as per plan.





CUSTOMIZE YOUR HOME WITH EXQUISITE FLOORING

1. Ceramic floor tiles  with low VOC coating underlay*  and low VOC grout*  in foyer, kitchen, breakfast, finished bathrooms, powder room and finished laundry area (Purchaser's choice from standard samples).










35 oz. broadloom c/w low VOC quality underpad*  in balance of finished areas including stairs (Purchaser's choice from Builder's standard samples). Environmentally-friendly flooring options available as upgrades at Design Studio .

IMPROVED INDOOR AIR QUALITY FOR YOUR FAMILY

GENERAL PAINTS low VOC paint on interior walls and ceilings .








1. GENERAL PAINTS low VOC semi-gloss paint on trim and doors .
2. VANE Heat Recovery Ventilation (HRV) unit, ducted to bathrooms, kitchen and laundry room (if applicable) .
3. White kitchen range hood, ducted to exterior .
4. As much as possible, low VOC adhesives, caulks and sealants will be utilized* .

WATER SAVING COMFORTABLE PLUMBING


1. AMERICAN STANDARD steel tub and ceramic tile enclosure to ceiling w/ water resistant drywall , c/w MOEN single lever pressure balance faucet, MOEN water-efficient showerhead  & shower curtain rod.
2. American Standard one-piece fiberglass shower stall, as per plan, with cap, c/w single lever pressure balanced faucet, water-efficient showerhead  & shower curtain rod. Where a standard one-piece fiberglass shower stall cannot be used, the enclosure will be in ceramic tile including ceiling.
3. VORTENS LAMOSA white water-efficient toilets .
4. AMERICAN STANDARD white oval vanity sinks c/w MOEN water-efficient single lever faucet  & pop-up drain.
5. American Standard white pedestal sink c/w MOEN water-efficient single lever faucet  in powder room, as per plan.
6. One exterior hose bib, at front or in garage, as per plan.
7. ENERGYSTAR qualified rental gas-fired hot water tank .
8. Rain barrel installed under downspout .
9. Submersible sump pump attached to weeping tile .




ENERGY SAVING HEATING AND COOLING FEATURES


1. ENERGYSTAR qualified CARRIER 92% high efficiency gas furnace c/w programmable thermostat .
2. Ductwork for future air conditioning.
3. Cold air returns in living areas, as required.
4. OWENS CORNING ENERGYSTAR nominal R40 blown-in insulation in attic .
5. OWENS CORNING nominal R24 ENERGYSTAR Qualified blown in insulation in exterior walls .
6. OWENS CORNING ENERGYSTAR nominal R12 "full-height" basement insulation wrap .
7. OWENS CORNING nominal ENERGYSTAR R31 insulation in garage ceilings, where applicable .
8. Foam insulation around exterior doors and windows .
9. TYVEK house wrap over applicable exterior areas .

ELECTRICAL




1. 100 amps electrical service with circuit breakers.
2. 220-volt outlet for stove.
3. 220-volt outlet for dryer.
4. Two (2) weatherproof exterior electrical outlets, one each at front and rear of home.
5. Outlets in bathrooms on GFI circuit.
6. Smoke detector with electrical connection on all floors.
7. Carbon monoxide detector located on highest floor.
8. Ceiling light fixtures in finished areas including bedrooms, hallways, dining room, kitchen & breakfast nook, family room, walk-in closets and laundry room (if located on main or second floor). Strip lighting in bathroom(s) and powder room.
9. Energy efficient light bulbs, compact fluorescent and/ or low voltage incandescent, as required in Builder's view .
10. Heavy-duty copper electrical wiring throughout the home.
11. White decora switches and white traditional receptacles throughout the home.

12. Switched outlet in living room.
13. Wall receptacle and ceiling light in garage, as per plan.
14. Electrical outlet for fridge.
15. Above counter outlets for small appliances, as per plan.
16. Two telephone rough-ins / CAT 5.
17. Two cable TV rough-ins.
18. Power Monitor , battery operated.

LAUNDRY ROOM FINISHES


1. Dryer vent ducted to exterior (incl. exterior cover) .
2. Hot and cold water supply and grey water discharge pipe in laundry area with built-into wall fiberglass housing.

BASEMENT FINISHES

LAFARGE concrete basement walls  with damp-proofing, weeping tiles , and exterior drainage membrane .

3. Basement window wells may be required according to grade.

ENJOY THE OUTDOORS WITH YOUR WALKOUT DECK PACKAGE (If Applicable)

1. Larger rear elevation basement windows , where applicable; number of windows, as per plan.
- 6'-0" or 8'-0" as per plan sliding glass door from main floor onto 8' x 10' pressure treated wood deck, (size subject to change without notification due to zoning setbacks), with light. Stairs priced separately.



WALKOUT BASEMENT PACKAGE (If Applicable)

1. Larger rear elevation basement windows, where applicable; number of windows, as per plan.
2. 6'-0" or 8'-0" as per plan sliding glass door for basement walkout with light.



3. 6"0" or 8"0" as per plan sliding glass door from main floor onto 8" x 10" pressure treated wood deck with light, (size subject to change without notification due to zoning setbacks), with light. Stairs priced separately.
4. Exterior GFI plug, light & switch at walkout.

YOUR OPTIONAL DETACHED GARAGE PACKAGE (If Applicable)

1. One or two car detached garage, as per plan, constructed of concrete slab, wood frame, vinyl siding and decorative accents applicable to style of home.
2. AMAAR decorative sectional garage doors, as per plan .
3. Apron to be surfaced with asphalt,
4. Recycling center for two municipal recycling bins .

FOR YOUR PEACE OF MIND

1. Mason Homes has earned a reputation of delivering excellent value to our customers, we consistently exceed their expectations. Mason Homes has earned the highest rating from TARION, and all homes come with the seven-year warranty from TARION, at Purchaser's expense.
 - 7 Years – Major structural
 - 2 Years – Plumbing, heating, electrical systems, and building envelope.
 - 1 Year – Parts & Service Warranty, compliance with Ontario Building Code
2. Legal property survey provided on closing.
3. Quality customer care and after sales program.

THE SMALL PRINT...

In an effort to build a superior product, in terms of livability, structure & energy efficiency, Mason Homes reserves the right to alter dimensions, areas, footage, location of doors, windows, etc., and to operate within allowable TARION and OBC parameters. Lot widths are determined at appropriate set back of home, Specifications, terms and conditions are subject to change without notice. Substitute materials and fixtures of comparable or better value are allowable at Builder's discretion. The Vendor offers an extensive array of optional items and upgrades, at an additional cost. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and Design Studio may vary from those displayed and those available at time of colour selection. Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping or both considered to be within acceptable industry standards. The Purchaser

shall have the right to choose the style or colour of an item, where a choice exists, from the Vendor's samples. However, the Purchaser agrees that if he/she fails to select within fourteen (14) days of being given notice by the Vendor or his agent, then the Vendor may proceed with his selection and the Purchaser will deem to have accepted such selection. Furnace and hot water tank locations are subject to change without notice. Mason Homes has the right to drop landing if necessary. Room sizes on brochures are based on exterior vinyl clad finishing. Basement stairs to be finished as per plan. Some glazing on exterior renderings may be decorative glass and not see-through as per plan. The Purchaser acknowledges that the Vendor's sales office has been decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, claims and demands for, upon or by reason of any damages, loss or injury to person or property of the Purchaser, or any of his friends, relatives, workmen, or agents who have entered on the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorization expressed or implied by the Vendor. The Purchaser agrees to pay, as an adjustment on closing, an administrative charge of \$50.00 plus interest (if applicable) on any cheque returned to the Vendor NSE. The Purchaser hereby acknowledges that the Vendor may, due to the location of the services to the building lot and/or street appeal and/or approved grading plans; place the above mentioned model on the above mentioned lot as a "mirror image plan" to the rendering posted in the sales office, or the model home viewed by the Purchaser. Purchaser shall have the right to select exterior cladding package (subject to architectural control), floor coverings, wall tiles, cabinets and countertops from the Vendor's standard samples, subject to timely availability from the Vendor's normal suppliers. All items specified "as per plan". Mason Homes reserves the right to substitute different brands of similar quality to those specified here dependent upon availability, pricing and selection. Purchaser acknowledges that, as per plan, some homes have optional one/two car garages in rear of yard, styles and construction of which are available upon request and not listed on this schedule. Green for Life logo symbolizes an element of construction that, in the builder's opinion, constitutes an environmentally more sustainable process and/or product than conventional alternatives.* All items listed as "low voc" cannot be guaranteed though the use of these items are specified for use in Mason Homes homes to trades people. Mason Homes builds in a method that we believe is more environmentally friendly manner to promote a healthier and energy efficient lifestyle, however this is not a substitute for an individual's lifestyle choices, nor do we claim any future healthy benefits from our products nor construction methods. Items subject to change without notice. The Purchaser agrees to not enter any house during any stage of construction unless invited & accompanied by Mason Homes Representative. E. & O.E. May 29, 2009

