



ENERGY STAR® FEATURES - ARBOURS

1. ENERGY STAR qualified high efficiency gas furnace c/w digital thermostat 95% efficiency AFUE.
2. ENERGY STAR nominal R-50 blown in attic insulation.
3. R-31 blown in insulation for vaulted ceilings with no access to attic.
4. Nominal R-24 blown in blanket system (BIBS) ENERGY STAR qualified insulation in exterior studded walls above grade.
5. ENERGY STAR nominal R-20 "full-height" basement insulation (6" off basement floor), on exterior walls only.
6. Nominal ENERGY STAR R-31 blown-in insulation in garage ceilings, where applicable.
7. Foam insulation around exterior doors and windows.
8. Integrated Heat Recovery Ventilation (HRV) system, with supplementary ENERGY STAR exhaust fans as required, for healthier indoor air quality.
9. Air tight self-sealing electrical boxes.
10. "Low E" (argon gas filled) double pane windows.
11. ENERGY STAR rated exhaust fans.
12. All light bulbs are Energy Star qualified CFL or LED lights.
13. All seams of vapor barrier (poly) are sealed: as well as electrical wire holes, cable holes and where insulated pot lights wires are connected.
14. Copper drain water heat recovery pipe reduces water heating costs by 20% to 40%.

CHARMING EXTERIOR DETAILS

15. **Complimentary lifestyle decks on Classic Series Townhouses, as per plan.**
16. **4 professionally pre-selected exterior colour themes.**
17. Architecturally designed windows on all elevations making your home bright and creating an attractive streetscape.
18. End unit townhomes are architecturally designed with additional windows on exterior end wall to fill home with natural light.
19. Exteriors may include a combination of some or all of the following: concrete, stone, clay brick, low maintenance vinyl siding, fiber cement board and decorative architectural features, as per plan. **Black aluminum maintenance free metal pickets and handrails on all exterior decks** (as per plan and where required to meet grading conditions and OBC requirements).
20. Aluminum soffit, fascia, eaves and downspouts.
21. 30 Year pro rated limited lifetime warranty, double-layer laminate shingles, as per manufacturer's warranty.
22. Recessed exterior pot lighting in front porch ceiling, as per plan.
23. **All driveways fully paved with asphalt. (Driveways will be completed in two stages after approximately two full seasonal cycles.)**
24. Site landscaped, graded and sodded.
25. Concrete porch with pre-cast concrete steps at front and side entrances. Rear entrance with pre-cast steps or wood deck and steps, as per grade and OBC requirements.
26. **Side backyard wood privacy fence between units.**
27. High quality exterior paints and stains, where applicable.
28. Decorative street number(s).
29. **Beautiful fiberglass front entry doors with dent resistant finish, natural wood grain appearance, sealed window inserts, as per plan. Insulated, foam core increases the insulating value up to six times higher than a wood door.**
30. Decorative satin nickel grip set and deadbolt for front door.
31. Stone window sills, decorative gable details, tapered columns and other details as per plan.

SUPERIOR QUALITY CONSTRUCTION

32. Optimal value engineered wood framing.
33. High performance engineered flooring system "I" joists on first and second floors makes for a stronger floor, which creates an open basement with minimal posts. This allows you to create extra livable space that suits your lifestyle.
34. Engineered sub-floors with 5/8" tongue and groove or better OSB sub-flooring, sanded, glued and screwed. Specific plans and areas of certain plans may be constructed of dimensional wood framed floors and steel beams.
35. Quality pre-engineered roof trusses.
36. Quality 7/16" OSB roof sheathing.
37. Optimal value engineered 2"x 6" exterior wall construction with quality dimensional or finger-joint studs and 7/16" OSB sheathing where required, as per plan and Builder's discretion.
38. Optimal value engineered 2"x 6" interior walls to accommodate structural, vents, plumbing waste pipes and stacks and heating ducts. 2"x 4" interior walls are used in certain areas.
39. **Soaring (+/-) 9 ft. interior ceilings on main floor with (+/-) 8' second floor ceilings.** (Except in sunken or raised areas, stairways and where there are

- raised, dropped or cathedral ceilings as per plan.)
40. 2"x 4" load bearing basement interior walls, as per plan.
41. **Resilient channel drywall ceiling and party wall application to lessen sound transmission and ensure a better ceiling finish.**
42. Exterior house wrap air barrier system.

SUN-FILLED WINDOWS

43. Oversized architecturally designed windows on all elevations.
44. ENERGY STAR qualified "low E" argon gas, double pane insulated windows, with insulated spacers. Vinyl maintenance free windows on side, front and rear elevations, as per plan. Operable windows and sliding doors c/w screens and locks.
45. ENERGY STAR qualified "low E" argon gas double pane insulated vinyl exterior 6' or 8' sliding glass doors, as per plan.
46. 32" x 24" oversized basement vinyl windows, with **egress window in optional basement bedroom area, as per plan.** Some basement windows may be larger as per site plan grading.

CUSTOMIZED INTERIOR FINISHES

47. Interior passage doors, pocket doors and closet doors, as per plan.
48. **Brushed nickel lever** interior door hardware, with privacy sets, on all bathroom doors.
49. 2 3/4" finger-joint window casing and 4 1/4" baseboard with shoe mold to tile or hardwood floors, throughout finished areas as per plan.
50. 3 styles of clear varnished oak wooden pickets to choose from as standard for all overlooks and stairways, as per plan.
51. **Easy maintenance smooth ceilings throughout.**
52. Carpet covered stairs, as per plan.
53. Ventilated closet wire shelving, as per plan. Double hanging closet, with shelf in a portion of the master bedroom walk-in closet, as per plan.
54. Swing front entry closet doors, as per plan.
55. All columns in finished areas are drywalled, unless specified on plan.
56. **Drywall rounded corner beads where applicable (square corners substituted at Builder's discretion).**
57. **Quality low VOC paint on interior walls and ceilings, low VOC semi-gloss on trim and doors.**
58. As much as possible, low VOC adhesives, caulks and sealants will be utilized.
59. **3 interior low VOC base paint colours to choose from (1 colour throughout home); interior doors and trim painted white.**

GOURMET KITCHEN FEATURES

60. **Generous selection of quality custom built cabinetry from Mason Homes' standard and select upgrade 1 samples with under mount valence and tall upper cabinets.**
61. Handles and knobs, Purchaser's choice from Builder's standard.
62. Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher. Hook up not included.
63. **Stainless steel 2 speed kitchen exhaust fan vented to exterior.**

LUXURIOUS BATHROOM FINISHES

64. Acrylic shower base with ceramic tile wall and tempered frameless glass door, as per plan.
65. Tub deck and skirt to match floor tile, as per plan.
66. Ceramic paper holder and towel rod supplied, but not installed, in bathrooms and powder room.
67. Grab-bar rough-ins, as per Ontario Building Code.
68. Custom vanities in main and ensuite washrooms (Purchaser's choice from Builder's standard samples) with laminate countertop.
69. Pedestal sink in powder room with water efficient faucet, as per plan.
70. Water efficient faucets and showerheads.
71. Low consumption 4.8 litres / flush toilets.

EXQUISITE FLOORING

72. **Ceramic floor tiles with low VOC coating underlay and low VOC grout in tiled area** as per plan (Purchaser's choice from standard samples).
73. Choice of 12" x 12" or 13" x 13" ceramic floor tiles, from Builder's standard selection, as per plan (applies to floor tile in tiled areas as per plan).
74. **Quality plush carpeting c/w low VOC quality underpad** in balance of finished areas, from Builder's standard samples.

WATER SAVING COMFORTABLE PLUMBING

75. Acrylic tub and ceramic tile enclosure to ceiling w/ water resistant drywall, c/w single lever pressure balance faucet, water efficient showerhead and shower curtain rod.
76. Acrylic shower base with ceramic tile walls and tempered frameless glass shower door, as per plan.
77. Water efficient faucets and showerheads.
78. Low consumption 4.8 litres / flush toilets.
79. White oval vanity sinks c/w water efficient single lever faucet and pop-up drain.
80. Shut off valves at all sinks and toilettes.
81. 2 exterior hose bibs: 1 in front and 1 at rear (1 of these two will be in garage as per model).
82. ENERGY STAR qualified rental gas hot water tank.
83. Sealed sump pump attached to weeping tile, as per municipality, as required.
84. Back flow preventer installed on the sanitary line.

HEATING AND COOLING

85. ENERGY STAR qualified high efficiency gas furnace c/w digital thermostat 95% efficiency AFUE.
86. Programmable thermostat with a digital display for enhanced viewing.
87. Energy efficient air conditioning system.
88. Cold air returns in living areas, as required.
89. ENERGY STAR nominal R50 blown in insulation in attic.
90. Nominal R24 BIB ENERGY STAR qualified insulation in exterior studded walls above grade.
91. ENERGY STAR nominal R20 "full-height" basement insulation wrap on exterior walls only, 6" off basement floor.
92. Nominal ENERGY STAR R31 blown in insulation in garage ceilings, where applicable.
93. Foam insulation around exterior doors and windows.
94. Integrated Heat Recovery Ventilation (HRV), with supplementary ENERGY STAR exhaust fans as required, for healthier indoor air.

ELECTRICAL

95. 100 amps electrical service with circuit breakers.
96. 220-volt outlet for stove and dryer.
97. 2 weatherproof exterior electrical outlets, one each at front and rear of home.
98. Outlets in bathrooms and kitchen countertops on ground fault interruption (GFI) circuits.
99. Smoke detector with electrical connection on all floors and all bedrooms.
100. Carbon monoxide detector on every floor.
101. Ceiling light fixtures in finished areas. Wall mounted in bathroom(s) and powder room.
102. Upgraded light fixtures throughout home. All lights c/w energy efficient light bulbs, compact fluorescent and/or low voltage incandescent.
103. White Decora switches and receptacles throughout the home.
104. Wall receptacle ceiling light, plus ceiling plug, in garage, as per plan.
105. Recessed exterior pot lighting in front porch ceiling, as per plan.
106. 2 telephone and 2 cable jacks roughed-in (1 in family room or great room and 1 in the master bedroom).
107. Basement 3-way lighting connected to wall switch.
108. Electrical door chime at front entryway.
109. Rough-in central vacuum to basement.

LAUNDRY ROOM FINISHES

110. Convenient main floor laundry, as per plan.
111. Dryer vent ducted to exterior (w/ exterior cover).
112. Hot and cold water supply and grey water discharge pipe in main floor laundry area only, as per plan, with built into wall fiberglass housing.

BASEMENT FINISHES

113. Concrete basement walls with damp-proofing, weeping tiles, and exterior drainage membrane.
114. Basement window wells may be required according to grade.
115. Basement exterior walls with R20 blanket insulation full height to approximately 6" above basement slab on exterior walls only.
116. 32" x 24" oversized basement vinyl windows, with egress window in optional basement bedroom area. Some basement windows may be as per site plan grading.
117. Laundry tub in basement as per plan.
118. Three piece rough-in bathroom in optional basement bathroom.

ENJOY THE OUTDOORS WITH A DECK

119. 7' x 12' wood deck on Classic Style home designs, if applicable to your lot. (Deck sizing is approximate.)

YOUR GARAGE

120. 1 or 2 car garage constructed of concrete slab, with hose bib and additional electrical outlet on inside wall.
121. Automatic garage door opener (1 per house with 1 transmitter).
122. Wall receptacle, ceiling light plus ceiling plug in garage, as per plan.

FOR YOUR PEACE OF MIND

123. Property survey prepared by an Ontario Land Surveyor provided on closing.
124. All homes are backed by "Tarion". Mason Homes is a registered member of Tarion in good standing and shall comply with all warranty requirements.
 - ii. 7-Years - Major structural
 - ii. 2-Years - Plumbing, heating, electrical systems, and building envelope
 - iii. 1-Year - Builder comprehensive warranty
125. All homes are independently tested for ENERGY STAR Certification. Save up to 20% on your energy costs.

THE NOT SO SMALL PRINT ... In an effort to build a superior product, in terms of livability, structure and energy efficiency, Mason Homes reserves the right to alter dimensions, areas, footage, location of doors, windows, etc., and to operate within allowable TARIION and OBC parameters. Lot widths are determined at appropriate front yard set-back of home. Prices, 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 Purchaser agrees to not enter any house during any stage of construction unless invited and accompanied by a Mason Homes Rep.** The Purchaser acknowledges that an unauthorized entrance onto the Real Property constitutes an unacceptable health and safety risk for the Vendor and will, at the very least, cause the Vendor to incur administrative costs associated with enforcement of this provision. **In the event the Purchaser enters the Real Property without the Vendor's authorization, the Purchaser agrees to compensate the Vendor in the amount of \$250 per violation for the estimated administrative costs of enforcing this provision, which shall become due and payable prior to Closing.** 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 Vendor offers an extensive array of optional items and upgrades, at an additional cost.

The Purchaser acknowledges and agrees to accept that variations in colour, grain and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Centre, Décor Studio and Model Homes may vary from those displayed and those available at time of colour selection. 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 (or more if allowed) of being given notice by the Vendor, then the Vendor may proceed with his selection and the Purchaser will deem to have accepted such selection. **Upgrades and options selected by Purchaser and accepted by Vendor, cannot be changed, added or altered by Purchaser, after acceptance by Vendor.** The Purchaser acknowledges the Vendor's sales office, Décor Centre and model homes may be decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Purchaser agrees to perform due diligence to ensure proper care, cleaning and maintenance of all finishing materials such as, but not limited to, flooring, tile, stone, carpet, and stairs.

NATURAL MATERIALS - The Purchaser acknowledges that wood grain, laminate floors, marble finishes and other natural materials to be installed within the Dwelling may vary in texture, finish, appearance and consistency due to the natural composition of these products and therefore agrees to accept all inherent cosmetic variations of such natural products.

HARDWOOD - Hardwood flooring may react to normal fluctuation in humidity levels producing gapping or cupping or both, which is considered to be within acceptable industry standards. The Purchaser acknowledges that any hardwood and laminate flooring installed in the Dwelling is made of a natural material which is subject to normal shrinkage and board separation, and, expansion due to changes in humidity for which the Purchaser agrees is not the responsibility of the Vendor and agrees to fully indemnify the Vendor in respect of such Issues. The Purchaser further acknowledges being advised that the Vendor recommends the additional purchase of a humidifier for the Dwelling in which hardwood flooring is installed and that ceramic tiling is recommended at entry points to the home due to the possibility of water exposure to hardwood. The purchaser agrees to the proper maintenance of laminate floors. The Purchaser acknowledges and agrees that various types of flooring, such as carpets, marble, tile and/or hardwood floors in the Dwelling may result in different heights (to be established by the Vendor in its sole discretion) in the transitional areas between them, and that the Vendor may use appropriate reducers in the area.

STAIR FINISHING - IT IS UNDERSTOOD AND AGREED by the Purchaser(s) that the stain colour chosen for the stairs, railings, pickets, nosing, and hardwood, if applicable, may not be identical to floor samples or to each other due to the many variables that can affect the outcome of a stain colour on wood. Factors such as density, age, humidity, air temperature and the uniqueness of each piece of wood can result in darkness or lightness. The Vendor cannot be responsible for results which differ from the samples. The Vendor offers factory stained, pre-finished laminate and hardwood products and unfinished, hand stained wood stairs, pickets and railings. An exact colour match of these two different materials is not possible.

GRANITE/MARBLE/STONE - The Purchaser(s) acknowledge(s) that as granite/marble is a natural product, there may be variances in the colour, pattern and waves within an individual slab of granite/marble or between two different slabs, and accordingly there may be variances in compared to the sample on display at the Décor area. The Purchaser therefore acknowledges this condition and agrees to accept variances in colour, pattern and waves in the granite/marble countertop to be supplied and installed herein.

FLOORING - The Purchaser acknowledges and agrees that all light coloured materials, especially flooring, may be subject to fading or yellowing after use or exposure to sunlight and such fading or yellowing will not be covered by any warranty. The Purchaser further acknowledges that light coloured and white carpeting may be subject to discolouring at walls and sub-floor joints due to the filtering process that occurs with forced air heating, generally caused by pollutants and candles and both exterior and interior air quality and is not covered by any warranty provided for herein. The vendor is not responsible for shade differences occurring from different dye lots on all materials such as, but not limited to, ceramic tile or broadloom, stain, paint, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops, brick, stone and all exterior finishes. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.

The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with local supplier. Furnace and hot water tank locations are subject to change without notice. Vendor will not allow the purchaser to do any work and/or supply any material to finish dwelling or to enter the dwelling, prior to the closing date. Exterior elevations will be similar to pictures shown, but not necessarily identical. Mason Homes has the right to drop landings and porches if necessary. Room sizes on brochures are based on exterior building materials/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. Regardless of floor plan shown, some man-doors from garage are optional at customer's cost and dependent upon being allowable by grade conditions. 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. HVAC mechanical locations are subject to change without notice. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, same as for exterior side yard man-doors, and throughout interior of dwelling. Basement windows may vary in location. Mason Homes reserves the right to substitute different brands of similar quality to those specified here dependent upon availability, pricing and selection. "Alternate" and "Optional" partial plans may involve extra charge. All Extra's and Optional pricing is subject to change when reviewed and approved by Vendor. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested and purchased by the purchaser and approved by Mason Homes. Purchaser acknowledges that, as per plan, some homes have two car garages in rear of yard. Mason Homes builds in a method that we believe is a 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 health benefits from our products or construction methods. Green features and finishes represent 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 to trades people. All items specified "as per plan". House plan may be reversed and purchaser agrees to accept same. The parties acknowledge that there is no representation, warranty, collateral agreement or condition affecting the agreement or the real property except as contained in the agreement. Any statement or representation made by the new home sales professional, employees of the vendor or contained in any sales brochure, website or any other document shall not be legally binding upon the vendor unless contained in the agreement of purchase of sale. From time to time the contents of our purchase and sale agreements including all schedules may change without express notice. This document forms a binding amendment to any existing Agreement of Purchase and Sale Contracts. This agreement may not be amended other than in writing. E. & O. E. ARBOUR - October 12, 2017.