

SCHEDULE C

UPPER MAYFIELD ESTATES
20’ Townhomes, 38’ and 45’ Detached Homes
FEATURES & FINISHES

Exteriors

- Basement foundation walls are poured concrete, with heavy duty damp proofing with a superior free draining membrane wrap.
- Re-enforced concrete garage floor slab.
- Windows and doors caulked with high quality type caulking.
- Oversized low maintenance vinyl thermopane casement windows (Low 'E'argon glass filled, including "Zone C" Energy Star rating) throughout, screens throughout, except on fixed windows as per plan.
- Vinyl windows in Basement to be 30 inches x 16 inches (if grade permits).
- Metal insulated front entry door and door from house to garage. (If grade permits) with brush chrome finish grip set.
- French doors / sliding doors complete with transom above (where size permits) as per applicable plan.
- Exterior railings on front elevations, only if required by building code. To be black aluminum railing (if grade permits).
- Dead bolt locks for all exterior swinging doors.
- Plans feature covered porches porticos, optional rear loggias (approx size 8x20) and optional walk out from second floor principal bedroom as per applicable plan. Loggias to receive maintenance free vinyl columns sloped roof and black aluminum railings if grade permits. Optional Second floor balcony to receive vinyl torch down mem-brain, one drain and black aluminum railings.
- Durable maintenance free pre-finished aluminum and or vinyl soffits, fascia, eavestrough, down spouts and siding as per elevations, all colour coordinated.
- Premium moulded modern paneled sectional roll-up garage doors, with complementing glass insert (as per plan and elevation) with heavy duty springs and rust resistant hardware.
- Self-sealing quality asphalt roof shingles in blended colors with a 25 year Limited manufacturer's warranty.
- Featuring color coordinated brick, with complementary elegant combination of stone (Stone refers to distinctively crafted stone products), pre-cast stone accents, stucco only on detached homes on Elevation C. Detailed exterior trim features exquisite Hardie Board in selected locations per elevation as well as detailed frieze boards. Architecturally controlled elevations, streetscapes and exterior colors to create a unique and an esthetically pleasing community.
- Customized builder address plaque. Location to be determined by Caliber Homes.
- For Optional walk-up the following will be provided; One exterior steel door, poured concrete slab including stairs, one drain, an additional light with an electrical outlet and black aluminum railing.
- For walk out conditions the following will be provided; one sliding door (as per plan), full size casement windows, additional brick framing and insulation and additional exterior light and electrical outlet, with a pressure treated wood deck (10x10) that comes with stairs.
- For lookout conditions the following will be provided; Full size casement windows, additional brick, framing and insulation, with a pressure treated wood deck (10x10) that comes with stairs.
- Precast concrete slab walkway from driveway to front entry and at rear patio (where applicable as per plans and elevations).
- Asphalt paved Driveways.
- Professionally graded and sodded lots.

Framing:

- 2" x 6" Exterior wall construction with R-22 insulation, R-60 in attic, R-20 on basement walls exceeding Ontario Building Code Requirements.Expanding foam insulation to be R-31 to all garage ceilings with finished areas above.
- High quality roof trusses with ties to minimize uplift and repairs in the future.
- All sub-floors are 5/8" plywood tongue and groove.
- Sub-floor is glued, screwed, and sanded prior to finishing.
- Pre-primed structural steel beams and posts.
- Sub-floors constructed using Engineered Floor Joist system.

Interior:

- Townhomes feature (+/-)8'basement ceilings, (+/-)9'first floor ceilings and (+/-)8 second floor ceilings (except drop ceiling areas for plumbing & mechanical).
- Detached homes feature (+/-)8'basement ceilings, (+/-)9'first floor ceilings and (+/-) 9'second floor ceilings(except drop ceiling areas).
- All archways, half walls are trimmed in wood with a painted finish.
- All interior wood trim and woodwork is primed and painted classic white.
- Townhouse (+/-)4 1/8 colonial style baseboard, painted white throughout all finished areas with (+/-) 2¾ casing painted white
- Detached (+/-) 5 ¼ colonial style baseboard, painted white throughout all finished areas with (+/-) 2¾ casing painted white
- Townhomes to have All first and second interior doors to be 6'8" high, two panels in a smooth finish.
- Detached homes to have 7'high doors on first floor and 6'8" high doors on second floor, two panels in a smooth finish.
- Straight lever type hardware in a satin nickel finish with matching hinges. Privacy lock sets on all bathrooms.
- Textured stippled ceilings to include 4inch smooth border throughout second floor.
- All closets have pre-finished melamine shelving, with one metal hanging rod.
- Quality latex paint on interior walls (choice of two colours) from builder's standard samples.
- Master bedroom complete with Walk-in closets, as per plans.
- Elegant natural finish Oak Staircase with Oak Veneer Stringers and Oak Nosing from First to second floor and third floor as per applicable plans. Basement stairs to be pine, painted gray (as per applicable plan).
- Elegant Oak handrail with square posts & oak noising on Stair wells to be finished natural clear coat finish with your choice of either wood or metal pickets to finished areas as per plan.
- Single-sided and/or two-sided gas fireplaces with white cabinet mantal in family room and principal bedroom as per plans.
- Detached homes to have basement cold cellar, complete with weather-stripped steel insulated door, vent and electrical light. (as per plan, grade permitting).
- Separate side door entrance for easy access to basements as per applicable plan. (if grade permits)
- Door from garage to house where grade permits (as per applicable plan).

Flooring:

- High quality imported ceramic tiles (12"x24") in foyers powder room, laundry, bathrooms and open to below basement foyers as per applicable plan from builders' standard samples.
- Quality 40 oz. broadloom with foam under pad in and all bedrooms, except tiled areas as indicated on plans.

Purchaser	Vendor

- **Elegant builder premium 4”(approx.) prefinished hardwood flooring in natural finish on first floor hallway, living/dining, family room or great room, library and second floor hallway. (as per applicable plan).**

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Laundry

- *Laundry area with tub with hot and cold and connections for water and drain for washing machine (as per applicable plans where indicated)*
- *Dyer vent connection to exterior.*
- *Heavy duty electrical outlet for dryer and electrical outlet for washer.*

Kitchen & Bath

- **Custom designed kitchen cabinets with extended upper cabinets, soft close doors and drawers finished with crown moulding** (as per vendors standard samples)
- **All kitchen layouts to include full depth fridge upper with crown molding and extended gable(s).**
- **Kitchens and Ensuite’s 2 and 3 to be post formed, from builder’s standard.**
- **Kitchen island to have extended breakfast bar countertop.**
- **Choice of quality bathroom cabinets from builders standard samples.**
- **Principal ensuite shower stalls to have frameless clear glass panel(s), half panel(s)and a frameless glass shower door with a chrome handle and hinges, as per plan.**
- **8x10 Ceramic wall tiles in all tub/shower combo units to ceiling heights (where applicable).**
- **Ceramic tiles on tub decks and wall splash, splash to be 12 inches (approx.) from tub deck.**
- **All showers to be tiled Excluding ceilings, as per plan.**
- **42” inch tall mirrors above all bathroom vanities, (widths will vary as per plan).**
- **Powder room and second floor baths will receive white ceramic accessories, tissue dispenser, soap dish and towel bar.**
- **Upgraded freestanding tub to primary ensuite bathroom with deck mounted polished chrome faucet as per plan**
- **White bathroom fixtures in Ensuite, main bath and powder rooms as per plan.**
- **Pedestal sink in powder room as per plan.**

Electrical:

- **All copper wiring throughout the home.**
- **200 Amp Service,** with circuit Breaker panel.
- **Rough-in for future electric vehicle charging station, consisting of a conduit connection to an electrical box in the garage, location to be determined by Caliber homes.**
- **Interior light fixtures in every room, hallways and walk-in closets, excluding Living rooms where switched wall receptacles are provided for future lamp (where applicable).**
- **Water proof shower light in all separate shower stalls.**
- **All bathroom electrical receptacles with a ground fault interrupter (G.F.I.).**
- **Tamper-resistant receptacles throughout, to ensure child safety.**
- **White decora switches and plugs throughout.**
- **Front door electric door chime.**
- **Heavy duty cable & receptacle for stove**
- **Electrical outlet with integrated USB port in kitchen and primary room.**
- **Interconnected smoke alarms on each level including the basement, as per the Ontario Building Code.**
- **Carbon Monoxide detector as per the Ontario Building Code.**
- **Split-circuit electrical outlets above the kitchen counter for future small appliances.**
- **Electrical outlet(s) in the garage ceiling for future garage door opener(s).**
- **Rough-in only for central vacuum system piped to the basement.**
- **Rough-in pipe from basement to attic for future solar readiness.**
- **Rough-in electrical wire for future dishwasher in the kitchen.**
- **All bathrooms (with or without windows) have Exhaust fan (Energy Star Qualified) vented to the outside.**
- **Antique-styled coach lights on front elevations including light at rear door(s) as per elevation.**
- **An exterior weather proof electrical receptacle in the rear yard and front porch (as per the Ontario Building code).**
- **Rough-in security system, includes first floor contacts to all perimeter doors and windows.**
- **Strip light over vanities for all bathrooms.**
- **Pre-wire for cable TV outlets in family room and Primary bedroom as per plan.**
- **Pre-wire telephone/network cat 5 outlets in family room and master bedroom.**

Heating:

- *Forced air Natural gas condensing furnace, 96% efficiency power vented to exterior.*
- *Energy efficient condensing domestic hot water tank (rental unit).*
- **Heat recovery Ventilation unit (H.R.V), simplified system.**
- **Ducting sized for central air conditioning.**
- **Centrally located electronic Energy Star Qualified thermostat on main floor for all units.**
- **Stainless Steel hood fan over stove, 6” vent to the exterior.**
- **Barbeque gas line to rear of home, location determined by Caliber Homes.**

Plumbing:

- **Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.**
- **All sink basins and plumbing fixtures to include shut-off valves.**
- **Water supply and drain provisions for future dishwasher in kitchen.**
- **Exterior water taps have inside shut off valves, located at the rear of the house and in the garage (where applicable).**
- **Moen chrome single lever pressure balanced temperature-controlled shower faucets for comfort and safety.**
- **Premium Moen faucets throughout.**
- **Elongated toilets with soft close seats throughout.**
- **Premium Moen washer-less chrome single-lever faucet(s) for all bathroom lavoratory sinks, including Kitchen and Laundry, with manufacturer’s limited long-term warranty (from builder’s standards).**
- **Rough-in drains for future 3-piece bathroom in basement, for detached models only.**

Purchaser	Vendor

Warranty

- Caliber Homes Guarantee.
- Backed by "TARION" (Ontario New Home Warranty Program.)
- Caliber Homes Inc. is a registered member of TARION in Good Standings, and shall comply with all warranty requirements.
- 7 year structural and 2 years warranties and 1-year Builder's comprehensive warranty.

Notes:

- All illustrations are artist's conceptions only.
- The purchaser acknowledges that the specifications, landscaping, finishes and furnishing etc., in the model home(s) or sales center is for display purposes only and may not be of similar grade or type, or not necessarily included in the purchase of the home.
- The purchaser acknowledges that variations in shade and colour may occur in finished materials, and or on site finishes due to normal production processes.
- The purchaser acknowledges that the floor plan may be reversed.
- The Vendor reserves the right to substitute materials that are of equal or better quality.

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