

Schedule A

LAKEHAVEN INNISFIL- LAND LEASE TOWNHOME

EXTERIOR

1.

LAKEHAVEN is a new community inspired by the sense of neighbourhood. A Lakehaven Townhome will be architecturally coordinated with elevations to include Clay Brick and maintenance free Vinyl Siding, veneer stone and fibre cement rainscreen, with Architectural features in other materials, as per elevation.
2.

Entry-resistant framing on all perimeter doors (excluding patio doors).
3.

Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
4.

Architectural styled Laminate shingles with a 30-year manufacturer's Limited Lifetime Warranty.
5.

Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
6.

All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout. All windows as per vendor’s specifications and caulked on exterior.
7.

Sliding patio door or garden door(s), as per plan.
8.

All windows are double glazed, excluding entry door glazing. All windows and sliding patio door, where applicable, to be classified as Zone 3 with Low E coating and Argon Gas. All opening windows and sliding patio doors are complete with screens.
9.

Glazed panel in front entry door or side light(s) as per elevation.
10.

Steel insulated door from house to garage, if grade permits, with safety door closer and deadbolt, as per plan.
11.

Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
12.

Entire lot sodded except paved areas (common side yard 6’ or less may be finished with granular material).
13.

Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
14.

Two exterior water taps, one in front (or garage), and one at rear of home.
15.

Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
16.

Satin Nickel front door entry set with individual house numbers and front elevation coach light(s).

KITCHEN

1.

Purchaser’s choice of cabinets and laminate countertops from vendor’s standard selection.
2.

Taller uppers included for Kitchen.
3.

Stainless steel double compartment kitchen sinks complete with shut off valves. Includes single lever faucet, as per Vendor’s standard specifications.
4.

Stainless Steel exhaust fan with 6” duct vented to exterior.
5.

Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6.

Split receptacle(s) at counter level for future small appliances.
7.

Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).
8.

Supply and install **stainless steel**, fridge, stove and dishwasher from Vendor’s standards.

BATHS

1.

Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in all bathrooms (**Includes Powder Room as per plan**).
2.

Energy efficient water saver shower head and toilet tank.
3.

Decorative lighting in all bathrooms and Powder Room.
4.

Beveled mirrors approx. 42” high in all bathroom(s) and powder room.
5.

White bathroom fixtures and bathtubs from Vendor’s standard selection.
6.

Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
7.

Privacy locks on all bathroom and powder room doors.
8.

Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
9.

8x10 ceramic wall tile from Vendors’ standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
10.

13” x13’ ceramic floor tiles from Vendors’ standard selection.
11.

Bathroom and Powder Room accessories to include chrome finish matching towel bar and toilet tissue holder.
12.

Pressure balance valves to all shower stalls and tub/showers as per plan.
13.

Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1.

Stairs with natural finished oak pickets, handrail, posts, and oak veneer stringers with choice of broadloom from vendor’s standard colour selection. Applies to stairs from ground to second floor and from ground to sunken landings as per plan.
2.

Colonial interior passage doors throughout finished areas (purchaser’s choice from vendor’s standard selection of one style throughout), excluding sliding closet doors if applicable.
3.

Colonial 4” baseboard throughout with 3/8” profiled door stop trim in all tiled areas.
4.

Colonial 2 ¼” trim casing on all swing doors and flat archways up to approx. 12” deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
5.

Electric fireplace per plan.
6.

All drywall applied with screws using a minimum number of nails.
7.

Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas, as per plan.
8.

Wire shelving in all bedroom closets.

LAUNDRY

1.

Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, as per plan.
2.

Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
3.

Supply and install white washer and dryer from vendor’s standards, complete with braided hose and flex vent connection.

ELECTRICAL

1.

Decora style switches and receptacles throughout finished areas
2.

100 Amp service with circuit breaker type panel.
3.

All wiring in accordance with Ontario Hydro standards.
4.

One electrical outlet under electrical panel if located in unfinished area.
5.

Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6.

One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7.

Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8.

Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, loft, dining room and all bedrooms where applicable, as per plan.
9.

Switch controlled receptacle in living room.

10.

Decora style dimmer control in primary bedroom as per plan.
11.

Smoke Detector with visual signaling component installed as per Ontario Building Code.
12.

Carbon Monoxide Detector on all floors where a finished bedroom is located.
13.

Electronic door chime at front door.
14.

(1) finished outlets (cat6) data line centrally located as per plan to accommodate cable, telephone, and internet connections.
15.

Receptacle with USB port placed at Stop & Drop as per plan.

PAINTING

1.

Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor’s standard selection).
2.

Interior trim and doors to be painted white.
3.

Smooth finish ceiling to kitchen, breakfast, bathroom(s), powder room and finished laundry room. All closets and other areas to have sprayed stipple ceilings only with smooth boarder.

FLOORING

1.

Choice of ceramic floor tile in bathroom(s) and finished laundry room where applicable, as per plan from vendor’s standard selection.
2.

SPC flooring on main floor, excluding bedrooms and tiled area as per plan in choice of colour from vendor’s standard selection.
3.

35oz broadloom in all bedrooms and loft area and on stairs with 4 lb chip foam under-pad from vendor’s standard selection.
4.

Tongue and groove, oriented strand board subflooring screwed and glued on engineered floor joist system as per plan.
5.

In floor passive radiant heat system beneath slab on grade for all habitable space.

ADDITIONAL FEATURES

1.

9’ high ceilings on the ground floor and 8’ high ceilings on second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approximately 8’ high interior arches and interior doors on main floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior Faux Transoms may be installed where it is not possible to increase specified doors.
2.

2”x 6” exterior wall construction.
3.

Drywall garage, gas proofed, primed and ready for paint.
4.

Vaulted Ceilings in living room/dining room as per plan.
5.

Covered patio at rear with privacy screens as per plan, except if abutting neighbour purchased the Muskoka Room Architect’s Choice Option in which no privacy screen will be installed.
6.

Mortgage survey provided with closing documents at no additional cost.
7.

Garage floor and driveway sloped for drainage.
8.

Concrete garage floor where applicable with re-enforced grade beams.
9.

All windows installed with expandable foam to minimize air leakage.
10.

Poured concrete front and rear porch as per plan.
11.

1” gas supply lines throughout.
12.

Central Air-conditioning
13.

Ducts professionally cleaned.

ENERGY STAR PROGRAM

1.

All windows are Energy star certified with insulated spacers. Zone 3 windows installed with expandable foam at perimeter and caulked on the exterior.
2.

Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3.

All ductwork to be sealed with foil tape or mastic sealant.
4.

Attic space ceilings insulated to a minimum of R60.
5.

EnergyStar qualified Tankless water heater is included.
6.

Energy Star certified Smart Thermostat, centrally located on Ground Floor.
7.

LED lighting in all standard interior and exterior light fixtures as per plan.
8.

Energy Recovery Ventilation (ERV) installed, interconnected with furnace.
9.

Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION “Excellent Service Rating” includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., May 25, 2023.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor’s samples subject to their timely availability from the Vendor’s normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor’s samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor’s discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor’s latest sales display for the model type purchased. The purchaser acknowledges that the Vendor’s model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor’s sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor’s discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.

Initials...../.....