

SCHEDULE "B"

STANDARD FEATURES LIST

NORTHERN LIGHTS

Muskoka, Ontario

Exterior and Construction Features

- Architectural selected exterior colour schemes
- Residence number at front of the property
- Poured concrete foundation with drainage membrane to assist in protection from water penetration
- Walkways, precast pavers and steps at front and rear patio area, as per plan. (Number of steps at front and rear entrances may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed)
- Covered front porches, as per plan
- Screens provided with all operating windows and patio sliding doors
- Dead bolts on front entry door and garage access door, where applicable
- Black finish front door grip set
- One porch soffit light
- Driveway and walkways to be finished with rough stone
- Upgraded windows throughout (fixed or operating, as per plan), with exterior caulking. All windows will be Vinyl Low E, Argon gas filled
- Insulated steel entry door

Interior Finishes

- 9' ceilings on main floor, excluding low headroom areas due to mechanical systems and/or dropped or sloped areas, as per plan.
- 8' ceilings on upper floor (where applicable), with vaulted ceiling excluded as per plan.
- 8' ceilings in basement excluding low headroom areas due to mechanical systems and/or dropped or sloped areas, as per plan
- Faux Timber framing as per plan
- 4-1/4" modern style baseboards throughout with matching 2-3/4 casings on all main and upper floor windows and flat arches
- Interior doors and wood trim to be painted with semi-gloss white
- Interior doors with black finish interior hinges, locks and lever handles (except entry doors)
- Quality oak stairs in all finished living areas, as per plan
- Quality oak handrails, 1 - 5/16" oak pickets, and oak nosing from Builder's standard samples
- Plywood subfloors nailed to floor joists and screwed and sanded down prior to installation of finished floors
- All closets to include a hanging rod and a wire shelf (or shelves, as per plan). Linen closets to feature white wire shelving
- Smooth finish ceilings throughout
- All interior walls to be finished with flat finish latex paint

Kitchens

- Quality SigNature designed kitchens from a vast selection of cabinetry with coordinating hardware
- Extended breakfast bar, (as per plan), from Builder's standard samples.
- Double stainless steel sink with single lever contemporary kitchen faucet with integrated pull-out spray.
- Luxurious granite/quartz countertops in kitchen and serveries (as per plan) from builder standard selection

Flooring

- Purchaser's choice of 12"x24" ceramic floor tiles in foyer, bathrooms, powder room and laundry room (as per plan), from Builder's standard samples
- Hard Wood flooring throughout all non-tiled areas on the main floor and upper hallways (as per plan), from Builder's standard samples
- Bedrooms to be finished in quality carpet

Bathroom Features

- Chrome faucets for all bathroom vanities, tubs and showers
- Showers with pressure balanced and temperature control valves
- Purchaser's selection of modern vanity cabinets and granite/quartz countertops in all bathrooms and powder rooms, (as per plan), from Builder's samples, with mirrors above vanities
- Porcelain sinks in all bathrooms with single lever contemporary faucets with mechanical pop-ups
- Strip lighting in all bathrooms, including powder room
- Exhaust fans in all bathrooms, as per the Ontario Building Code
- Privacy locks on all bathroom doors
- Ceramic wall tiles in all bathtub enclosures up to the ceiling (excluding master ensuite tub as per plan). Separate shower stalls to include the ceiling. Purchaser's choice of 8"x10" bathroom wall tiles from Builder's standard samples

Electrical & Mechanical Features

- Door chime at front entry
- All homes with 200 amp breaker panel service
- Light fixtures provided in kitchen, bedrooms, bathrooms, laundry and hallways, (locations to be determined by Builder). Dining room (if applicable) and kitchen centre island outlet to be capped

- White Decora switches, receptacles and switch plates throughout
- Carbon monoxide detectors and smoke detectors as per the Ontario Building Code
- High-efficiency furnace with air conditioner and HRV unit
- Programmable Thermostat
- High efficiency tankless hot water tank on rental basis
- One (1) exterior weatherproof electrical outlet with ground fault interrupter in front porch and back door. Locations to be determined by Builder
- Well and Septic to be provided by the Builder
- Propane on rental basis
- Water Softner on rental basis
- Hose bib in garage and exterior, as per plan

Rough-ins

- Rough-in for two (3) coaxial cable outlets to provide for future high-speed internet access, personal communication services and digital television (location to be determined by Builder). Purchaser is to arrange finishing details directly with cable company after closing.
- Rough-in for two (2) telephone outlets (location to be determined by Builder). Purchaser is to arrange finishing details directly with phone company after closing.
- 3 Piece rough in plumbing in the basement as per plan in location determined by the Builder

Additional Features

- Convenient shut off for all sinks and toilets
- Laundry finished with base cabinets and granite/quartz countertops from builder selection
- Cold cellar as per plan
- Stainless laundry sink with integrated faucet

Please note: the Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Color, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal installation process. E & O.E.

Purchaser's Initial

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Vendor's Initial