**SCHEDULE "D"**

**LAKESIDE VILLAGE PHASE 5 – Elevation AC & C - FEATURES AND FINISHES**

**ENERGY STAR® FEATURES**

1. ENERGY STAR qualified high efficiency gas heating system c/w digital thermostat 95% efficiency AFUE.
2. ENERGY STAR nominal R-60 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 and tape around exterior doors and windows.
8. Solar ready conduit rough-in from attic to mechanical room.
9. Integrated Heat Recovery Ventilation (HRV) rental system, with supplementary ENERGY STAR exhaust fans as required.
10. Energy efficient air conditioning system
11. Airtight self-sealing electrical boxes.
12. ENERGY STAR qualified "low E" argon gas, double glazed windows, with insulated spacers. Vinyl maintenance free windows on side, front and rear elevations. Operable windows and sliding doors c/w screens and locks. *
13. ENERGY STAR qualified "low E" argon gas double pane insulated vinyl exterior 6' or 8' sliding glass doors. *
14. ENERGY STAR rated exhaust fans.
15. Water Efficient Flow
16. All light bulbs are Energy Star qualified lights.
17. Copper drain water heat recovery pipe.

**CHARMING EXTERIOR DETAILS**

18. Large complimentary lifestyle porches. *
19. Professionally selected exterior colour themes to choose from.
20. Architecturally designed windows on all elevations making your home bright and creating an attractive streetscape.
21. Corner lot homes are architecturally designed to enhance streetscape appearance.
22. Exteriors may include a combination of some or all the following: concrete, stone, clay brick, fiber cement board and decorative architectural features, as per plan. Railings will be installed on side and rear doors (where required by grading conditions and OBC requirements). *
23. Aluminum soffit, fascia, eaves and downspouts.
24. Architecturally enhanced, double-layer laminate shingle.
25. Recessed exterior pot lighting in front porch ceiling. Recessed exterior pot lighting in soffit over garage.*
26. All driveways fully paved with asphalt. (Driveways will be completed in two stages after approximately two full seasonal cycles.)
27. Lot and boulevard graded and sodded.
28. Concrete porch with pre-cast concrete steps at front entrances. Rear entrance with pre-cast steps or railing, as per grade and OBC requirements.
29. Decorative street numbers, exterior paints and stains, where applicable.
30. Fiberglass front entry doors with dent resistant finish, sealed window inserts and multi-point lock system, as per plan. Insulated, foam core increases the insulating value compared to that of a wood door. Decorative satin nickel grip set and deadbolt for front door.
31. Brick soldier coursing, stone windowsills, keystones, other masonry details where applicable. *

**QUALITY CONSTRUCTION**

32. Engineered flooring system "I" joists on first and second floors, which creates an open basement with minimal posts.
33. Engineered sub-floors with 5/8" tongue and groove or better OSB sub-flooring, sanded, glued and screwed.
34. Pre-engineered roof trusses.
35. Optimal value engineered 2"x 6" exterior wall construction with dimensional or finger-joint studs, as per plan and Builder's discretion.
36. 2"x 4" interior walls are used in most areas. Optimal value engineered 2"x6" interior walls where necessary to accommodate structural, vents, plumbing waste pipes and stacks and heating ducts. 2"x 4" load bearing basement interior walls. *
37. (+/-) 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). *
38. Resilient channel drywall ceiling application to lessen sound transmission and ensure a better drywall finish.
39. Exterior house wrap air barrier system.

**INTERIOR FINISHES**

40. Interior passage doors, pocket doors and closet doors. *
41. Brushed nickel lever interior door hardware, with privacy sets on all bathroom doors.
42. 3" window casing and 5 1/4" baseboard with shoe mold to tile or hardwood floors, throughout finished areas. *
43. Vendor's standard selection finish, solid oak pickets for all overlooks and stairways. *+
44. Smooth drywall ceilings throughout.
45. Jut-out gas fireplace on Main Floor, as per plan. *

46. Oak veneer stairs with oak handrail, pickets, and nosing in Vendor's standard selection finish to finished areas. *+
47. Ventilated closet wire shelving. Double hanging closet, with shelf in a portion of the master bedroom walk-in closet. *
48. Swing front entry closet doors. *
49. All columns in finished areas are drywalled, unless specified on plan.
50. Drywall rounded corner beads where applicable (square corners substituted at Builder's discretion).
51. Low VOC paint on interior walls and ceilings, low VOC semi-gloss white paint on trim and doors. +.
52. As much as possible, low VOC adhesives, caulks and sealants will be utilized.

**KITCHEN FEATURES**

56. Generous selection of quality cabinetry from Vendor's select Level 1 samples with valance and soft-close hinges and glides.+
53. Stone kitchen countertop with 2cm modern standard square edge, from Vendor's value group with under mount double stainless-steel sink and with single lever pull-out faucet. Flush stone breakfast bar with 2cm modern standard square edge, from Vendor's value group. *+
54. Rough-in plumbing, stubbed at sink and electrical c/w cabinet space, for future dishwasher. Hook up not included.
55. Stainless steel 2 speed kitchen exhaust fan vented to exterior.

**BATHROOM FINISHES**

56. Acrylic shower base with ceramic tile wall and tempered frameless glass door. *
57. Grab-bar rough-in, as per Ontario Building Code.
58. Comfort-height vanities in Main and Ensuite washrooms with 2cm modern standard square edge stone countertop, from Vendor's value group. +
59. Pedestal sink in powder room. *
60. Water efficient faucets, showerheads, and low consumption toilets.

**FLOORING**

61. Ceramic floor tiles with low VOC grout in tiled area. *+
62. 12"x24" ceramic floor and wall tiles (applies to tiled areas as per plan). *+
63. 6” Natural Engineered hardwood in main floor living areas, excluding all tiled areas *+
64. Plush carpeting c/w low VOC underpad in balance of finished areas. +

**WATER SAVING PLUMBING**

65. Acrylic tub and ceramic tile enclosure to ceiling w/ water resistant drywall, c/w single lever pressure balance faucet, efficient showerhead and shower curtain rod.
66. Acrylic shower base with ceramic tile walls and tempered frameless glass shower door. *
67. White oval vanity sinks c/w water efficient single lever faucet and pop-up drain.
68. Shut off valves at all sinks and toilets.
69. 2 exterior hose bibs: 1 in front and 1 at rear (1 of these two will be in garage as per model).
70. ENERGY STAR qualified rental gas tankless hot water heater.
71. Sealed sump pump, as per municipality, as required.
72. Back flow preventer installed on the sanitary line.

**ELECTRICAL**

73. 200 amps electrical service with circuit breakers, conduit, panelboard, and electrical outlet box for future installation for electric vehicle (EV) supply equipment.
74. 220-volt outlet for stove and dryer.
75. 2 weatherproof exterior electrical outlets, one each at front and rear of home.
76. Outlets in bathrooms and kitchen countertops on ground fault interruption (GFI) circuits.
77. Smoke detector with electrical connection on all floors and all bedrooms.
78. Carbon monoxide detector on every floor.
79. Ceiling light fixtures in finished areas. Wall mounted in bathroom(s) and powder room.
80. "Rhythm" collection light fixtures throughout home. All lights c/w energy efficient light bulbs.
81. White Decora switches and receptacles throughout the home.
82. Wall receptacle ceiling light, plus ceiling plug, in garage. *
83. 2 CATS and 2 cable jacks roughed-in (1 in family room or great room and 1 in the master bedroom).
84. Basement 3-way lighting connected to wall switch.
85. Electrical door chime at front entryway.
86. Rough-in central vacuum to basement.

**LAUNDRY ROOM FINISHES**

87. Dryer vent ducted to exterior (w/ exterior cover).
88. Hot and cold water supply and grey water discharge pipe in main floor laundry area only, built into wall housing. *

**BASEMENT FINISHES**

89. Concrete basement walls with damp-proofing, weeping tiles, and exterior drainage membrane.
90. Basement window wells may be required according to grade.
91. Basement exterior walls with R-20 insulation full height to approximately 6" above basement slab on exterior walls only.

92. 36”X24” basement vinyl windows, with egress window, location as per plan and/or per Builder's discretion. Some basement windows may be larger as per site plan grading. Note: Egress window is replaced with full size windows and sliding door when walkout condition Is selected, as per plan.
93. Three piece rough-in bathroom in optional basement bathroom. *

**YOUR GARAGE**

94. 1 or 2 car garage, with hose bib and additional electrical outlet on inside wall.
95. Automatic garage door opener (1 per door with 1 transmitter).
96. Wall receptacle, ceiling light plus ceiling plug in garage. *
97. Garage walls remain unfinished unless otherwise required by OBC.

**FOR YOUR PEACE OF MIND**

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

**THE NOT SO SMALL PRINT ...** 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 TARION 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 $1000 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, Decor 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, Decor 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. Purchasers agree 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 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 pre-finished laminate and wood elements that are stained in place 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 Decor 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 because of unavailability or discontinuation.

**The Purchaser acknowledges that the hot water heater and HRV 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 depending upon availability, pricing and selection. "Alternate" and "Optional" partial plans may involve extra charge. All Extras 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. Purchasers acknowledge 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 purchasers agree 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. LAKESIDE VILLAGE — May 1, 2026**