

**SCHEDULE 3  
35 & 60 FOOT LOTS  
MAHOGANY PHASE 1 ONWARDS**

**CONCRETE**

- Poured concrete footings & foundation walls at 7'10 + -"
- High density polyethylene drainage membrane on exterior of foundation walls
- Poured concrete basement floor with power trowel finish
- All basement floor slab penetrations & perimeter Radon gas protected
- Fibermesh reinforced concrete garage floor with broom finish & concrete sealer
- Steel reinforced concrete front porch with broom finish & concrete sealer

**FRAMING**

- 9'+- ceilings on main floor & 8'+- on second floor as per plan with exceptions for areas dropped for mechanical & structure requirements
- Kiln dried lumber
- Exterior walls 2x6 studs @ 16" o.c with 7/16" OSB sheathing interior walls 2X4 studs @ 16' o.c.
- 2x6 fascia
- Air barrier tape sealed to windows
- Basement foundation exterior walls framed with 2x4 @24" o.c
- Pre-engineered floor joist system with subfloor glued & screwed to joists
- Pre-engineered roof trusses with 7/16 OSB sheathing

**ROOFING**

- 30 year fiberglass laminated shingle with limited lifetime warranty
- Standing primary roof vents & mushroom style for secondary venting
- Metal flat stock or raised rib metal roofing where applicable

**WINDOWS & DOORS**

- Basement slider windows in white only
- Energy Star qualified products
- PVC windows in one of the following colors white, Chestnut Bronze, Sandalwood, Claystone, French Vanilla or Smoke on main & upper floors
- Paint grade wood jambs through out
- unison locks, folding cranks on operable windows noted per plan
- EZ friction fit screen frames for all operators
- Low-e argon filled glazing with intercept " warm edge " spacers
- Architecturally suited grills in the seal on all elevations
- 8' height vinyl sliding patio door with sliding screen, low-e argon glass, architecturally suited grills in seal, wood jambs shown on some floor plans
- Garage to house door is fiber glass wood grain insulated 2 panel embossed series swing door in pre-hung wood frame
- Rear & side exits from house where applicable on floor plans is fiber glass wood grain insulated door with ¾ length low-e argon glass, architecturally suited grills in seal, pre-hung in wood frame
- Main entry systems 8' height fiber glass wood grain insulated door architecturally selected designer ¾ length decorative glass insert, in pre-hung wood frame...could be combined with a single or double side lite with matching specifications....all per floor & elevation plans

**HVAC**

- High efficiency 2 stage, direct vent, forced air, gas-fired heating system, minimum AFUE of 96% with ECM motor
- MERV 8 disposable filters
- Ducts sized for future AC, both supply & return ducting to be joint sealed with foil tape
- Energy Star qualified 5+2 day programmable thermostat
- Heat recovery ventilator (HRV) system with ECM motor, simplified installation
- Hygrometer provided with each home
- Energy Star qualified 90 CFM, low sone, bathroom exhaust fans over toilet & vented to exterior
- Metal floor HVAC vent covers
- Dryer exhaust roughed in to vent to exterior
- Kitchen hood fan in stainless steel finish vented to exterior
- One exterior gas wall mounted BBQ connection point with quick connect & plug cover in location noted on plans

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**PLUMBING**

- White plumbing fixtures throughout including ceramic under mount sinks in master bath
- Powder rooms with vanity include granite top & under mount sink
- Single lever faucet controls per fixture schedule
- Dual flush toilets with insulated tank
- Under mount kitchen sink with single lever faucet
- Water pressure equalizers in all showers with low flow heads
- 60 foot series to have stainless steel drop in laundry room sink installed in lower cabinet...35 foot series to have one piece plastic stand alone laundry tub
- Rough in for fridge water line with shut off valve, future dish washer rough in
- Shut off valves for all sinks, toilets & faucets
- 3 piece bath rough in basement per plan
- Utility recycled laundry tub in basement with brass one piece faucet
- Energy saving 48" heat recovery drain water pipe installed on main stack in basement
- High gloss acrylic soaker tub in master bath
- Acrylic shower base in master bath unless noted ceramic on plan
- In wall washer collection box
- Main & second floor laundry rooms furnished with collector pan
- 3 frost free hose connections with seasonal shut off valves
- Rough- in the interior central vac locations near outlets, piping to terminate in garage at dedicated plug (excludes vacuum system)
- Polyethylene water distribution system with ¾ inch line to master bath
- Energy Star qualified rental hot water tank with Thermal Efficiency of 96%

**ELECTRICAL**

- 60 foot series: 200 AMP electrical breaker panel & service///35 foot series: 100 AMP electrical breaker panel & service
- Copper wiring with white Decora light switches & plug covers
- Provide "All- OFF " switch system complete with switch located at/near rear entry door to control designated lights, bathroom exhaust fans, receptacles & TV outlets
- Interior light fixtures in a chrome finish as per fixture schedule
- Exterior coach light wall mounted fixtures at entry points, vary per plan
- 4" interior pot lights, locations & quantity vary per plan with white flush gimbals
- 4" exterior pot lights, locations & quantity vary per plan with white trim & baffle
- Ceiling light fixture in all secondary bedrooms
- Switch outlet in living & master bedrooms
- Keyless light fixtures in garage, unfinished basement
- master bedroom & dining room capped outlet
- Door chime wired to front & secondary door
- Direct wired smoke & carbon monoxide detectors on each floor
- Dedicated electrical outlet in garage for future central vac canister
- Exterior weather proof outlets located by all exterior entry points
- Soffit plug on switch in front hall for seasonal lighting use
- Garage outlets for future door openers & car plug in
- Main entry foyers to have surface mounted fixture on 3 way switch on some plans

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**COMMUNICATIONS & SECURITY**

- Home network connection centre located in basement mechanical area
- (1) Cat -5/RJ-45 phone & (1) RG-6/F-81 cable outlet in all bedrooms
- RG-6/F-81 cable outlets in office & family room & Cat-5/RJ-45phone in kitchen
- Security key pad wired to rear door area
- Provide 2 - 2" PVC conduits from attic space into mechanical area to assist with future needs

**FIREPLACES**

- 36" Clean Face direct vent gas fireplace with blower kit, switch & tempered glass face
- Black trim kit
- See through fireplace to be a 40" where applicable on floor plan
- **Mantels excluded**

**INSULATION**

- Ceilings with attic R-60 blown in place
- Ceilings without attic R-40 batts
- Floors exposed R-31 batts
- Exterior walls R-24 batts
- Basement walls full height ( excluding blocking ) R-20 batt
- Rigid under basement slab R-10
- Garage ceiling attic R31 batt
- Garage walls R-20 batt

**DRYWALL & PAINTING**

- ½" drywall with square corner beads
- Level 5 spray coat on all interior drywalled wall surfaces
- Smooth finished ceilings throughout
- Interior garage drywall, taped & prime painted
- Where applicable basement stair area drywalled refer to plans
- Ceilings painted white, flat latex with low VOC
- Interior doors & trim painted white semi-gloss latex with low VOC
- Select one of 4 standard paint colors for interior walls throughout in low sheen latex with low VOC

**INTERIOR TRIM & HARDWARE**

- Closet rods & shelves as noted on plans in white
- 5 9/16" baseboards ( profile #5955-9 ) & 3 ½" casing ( profile # 954-9 )
- Carara hollow core, 2 panel smooth finish interior passage doors with satin chrome lever hardware & hinges
- Satin chrome grip set on front exterior swing doors with dead bolt
- Chrome towel bar & paper holder in all bathrooms
- Architecturally selected interior columns where applicable refer to plans
- Architecturally selected curved or square arch room dividers where applicable refer to plans
- Interior low walls receiving posts are capped in paint grade MDF

**STAIRS & RAILINGS**

- Prefinished solid Oak treads, Oak veneer stringers & risers on main floor to second floor stairs in colors selected from Mahogany standard offerings
- Main floor to basement stairs to be carpet grade with paint grade stringers ( Oak veneer stringers when stairs are open to basement )
- Oak handrails in colonial style colors selected from Mahogany standards
- Oak posts & spindles in preselected styling to follow architectural style in colonial, classic or tapered, colors selected from Mahogany standards
- All main to second floor & open to basement stairs to have hand rails terminate at matching wall mounted ½ posts were ever spacing allows refer to plans
- Wood railing nosing
- Volutes where shown on plans

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- MILLWORK & COUNTER SURFACES**
- Granite counters in kitchen, main floor powder room & master bath selected from Mahogany standard samples
  - Undermount sink in kitchen as noted in plumbing features.
  - Laminate counter tops in all other bathrooms, laundry room locations in 60 foot series homes all selected from Mahogany standard offerings
  - Millwork as per plans in cabinetry door to match architectural style, selected from Mahogany standard offerings
  - Cabinetry door hardware selected from Mahogany standard offering
  - Kitchen millwork includes standard crown & valance light molding
  - Lower cabinetry in 60 foot series laundry rooms refer to plan
- HARDWOOD FLOORING**
- 3 ¼” Oak prefinished hardwood flooring in lower & upper halls as noted on plan selected from Mahogany standard offering
  - Transitions to carpeted areas from hardwood to be hardwood
- CERAMIC TILE**
- Ceramic flooring in areas noted on plans
  - Ceramic wall surrounds to the ceiling in all stand alone showers & tub /shower combination areas
  - Ceramic backsplash in Kitchen
  - All ceramic tiles laid square at 90 degrees as our standard
  - All ceramic tiles selected from Mahogany standard offerings
  - Floor tiles include Ditra underlay
  - Standard tub/shower combinations & showers with prefab bases to have 2 rows of Kerdi waterproof membrane
  - Floor plans with tile shower bases to include mud bed & Kerdi waterproof membrane on floor & 2 rows on walls. Refer to Mahogany sales team member for models with this standard feature
  - Schluter trims in all exposed bathroom ceramic locations as finishing ends where possible
  - Transitions to carpeted areas from ceramic to be Schluter trim
- CARPET & UNDERPAD**
- Wall to Wall 40oz. nylon broadloom with 9mm. (7lb ) density chip foam under padding where noted on plans. Selections from Mahogany standard offering
- SHOWER ENCLOSURES & MIRRORS**
- Glass enclosure for master bath showers to include Chrome hardware through glass “D” pull handle 24” wide door with 180 degree swing capability refer to plans
  - Beveled edge mirrors between counter top & light fixtures 36’height.
- GARAGE DOORS**
- Architecturally selected insulated steel garage overhead doors 8 feet high
  - Garage doors include style trim, window inserts as per plan & black decorative hinge & handle sets
  - Garage doors to be site painted on exterior ( refer to color offerings for architectural genre )
  - Electrical ceiling outlet for “future” mechanical opener
- EXTERIOR TRIM & MASONRY**
- Architecturally inspired façade packages refer to plans. Facades including combinations of stone, brick, acrylic & cement board siding products. refer to standard Mahogany offerings
  - Decorative exterior moldings, posts, gable vents, ornamental trims, shutters carefully selected to suite architectural style refer to plans
  - Aluminum fascia, vented & non vented soffit material selected from exterior architectural façade packages
  - Front side or rear posts per plans in architectural styling
  - Exterior decorative metal railings as per plan to suit architectural style
  - Mahogany inspired civic numbering plaque

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**LANDSCAPING**

- Fully sodded lot
- Interlocking stone front walkway from porch step to driveway at front
- Paved driveway
- Pressure treated steps & handrails as required by code from all other exterior entry points
- Paint grade step & hand rail where required by code in garage at house entry
- City approved tree planted in front yard where shown on plan
- Metal window wells as required by grading plan
- Conditions may arise where we cannot effectively complete some exterior landscape and or home finishes before closing. These will be noted as incomplete at closing and finished as a priority when favorable conditions return

**ENERGY EFFICIENT &  
ENVIRONMENTAL FEATURES:**

- LEED for Homes Canada Certification: whole house air leakage test program inspected by 3<sup>rd</sup> party professional
- Low VOC adhesives & sealants being used throughout construction
- Low VOC millwork & finishes
- Low expanding foam insulation around windows & doors
- Air leakage testing to be performed at various stages of construction
- Use Green Label carpets as standard
- Use 90% drought tolerant non-invasive plants & drought tolerant sod
- Manufactured & extracted products in these homes including lumber, aggregates, gypsum, decking, counters, doors, windows, trims, roofing, insulation, sheathing masonry & cement products selected with consideration to carbon foot print.
- Site practices of sorting some waste materials in specific bins to reuse/recycle & reduce/divert materials to landfill sites

Plans, specifications & materials are subject to availability, substitution, & modification without notice at the sole discretion of Minto. Plans & specifications may vary by house type & elevation.

Dated \_\_\_\_\_

Purchaser \_\_\_\_\_

Purchaser \_\_\_\_\_