



## SCHEDULE A – STANDARD FEATURES

### HALL'S LAKE ESTATE-LUXURY & ENERGY STAR FEATURES BUILT BY ASTORIA HOMES INC.

#### Special Features

- High Speed FIBER-OPTIC INTERNET
- Generator

#### Exterior Features

- Traditional inspired architecture.
- Exterior of Clay Brick, Stone or combination of them, with painted fiberglass pillars. (as indicated by elevation).
- Precast Concrete windows sills, headers and arches as per elevation as per plan.
- Maintenance free vinyl efficient thermal pane casement windows, sealed double glazing.
- Sliding patio doors with screen as per applicable plan (as per builder choice).
- Front Door-Modern or traditional new technology with low maintenance fiberglass component, as per builder choice.
- Vinyl clad exterior doors frames.
- Self-sealing high grade asphalt shingles with 30 year warranty.
- Eaves troughs, downspouts and fascia of maintenance free prefinished aluminum with manufacture warranty.
- Fiberglass roll up raised sectional single panel car garage doors with openers, as per plan.
- Hose bibs, garage and rear of house.
- Decorative railing for all porches, where applicable as per plan.

#### Energy Efficiency

- R60- Insulation for attic ceiling over habitable areas with weather striped attic hatch access.
- R22-Insulation in exterior walls.
- R8- Insulation on basement walls two feet below grade.
- Steel Clad Insulated and weather stripped exterior doors.
- All doors, windows and external openings fully caulked and sealed with vapor barrier.
- Water saving toilets and shower heads as per builder choice.
- High Energy efficient, gas fired furnace with A/C as per plan.
- Gas fired energy efficient Hot Water Heater (on a rental basis).
- Programmable Thermostat as per builder choice.
- Municipal water/and underground Gas/Hydro distribution and septic tank system.

#### Superior Construction

- Approximate 9 foot poured concrete basement walls with heavy duty damp-proofing, drainage layer and weeping tiles as per plan.
- All framing material of Kiln dried lumber.
- Engineered wood floors and steel beams construction as per builder choice.
- 3/4 PLYWOOD SUBFLOORS to be fastened with Screws and sanded.
- 2x6 Exterior wall construction with R22 insulation value and R60 Attic insulation.
- Rough-in Three Piece plumbing in basement for future bathroom (as per vendors standard location).
- Cold Cellar with solid core door, weather stripping, light and floor drain as per plan.
- All Garage walls to be fully dry-walled and prime painted as per builder choice.

- Interior finished walls painted with one prime coat and two finished coats. Trims painted white as per builder choice.
- Painted architectural wooden columns where applicable and as per plan.
- Walkway from stairs to driveway patio stones.

#### Interior Finishes

- 10 Foot ceiling heights on main floor and 9 Foot ceilings on second floor with 2-story open ceilings in specified areas, 9 Foot ceiling in basement area (as indicated on plans).
- Smooth painted ceiling in all areas (as indicated on plan).
- 7 ¼ -baseboard throughout main floor with 3" casing and backbend, primed and painted white.
- 5 ¼ -baseboard with 3" casing throughout second floor, primed and painted white.
- 5" Cornice Molding in single story foyers, main hallway, dining room, living room and kitchen.
- Coffered Ceiling in special areas (as indicated on plans).
- Hand Crafted Oak stairway with choice of wrought iron spindle (in standard color as specified by builder) and 3" Half Round handrail.
- Stylish Wood paneled textured interior doors and doorframes painted white, with polish nickel hardware as per builder choice.
- Direct-Vented Gas Fireplace, with a painted white mantel surrounds (as indicated on plans).
- Closet organizer not included.

#### Flooring Features

- Ceramic floor tiled included areas: Kitchen, Foyer, Main floor hallway, powder room, mudroom/laundry room and bathroom floors, 12"x12" or 13"x13" (as indicated on plans from builders choice).
- All other floors- natural ¾ Oak hardwood on ground floor and second floor as per plan and builder choice.

#### Electrical Features

- 200 AMP electrical service with breaker panel and copper wiring throughout.
- Accommodation for Cable and Data rough-in: Family Room, Den, loft and all Bedrooms.
- Electric Smoke detector – One per floor including basement.
- Carbon monoxide detector where applicable.
- Central Vacuum System and Accessories, as per builder choice.
- Door Chime supplied and installed at front door entrance, as per builder choice.
- Decora style switch and receptacle throughout, as per builder choice.
- Split electrical outlets and counter level for small appliances.
- Strip lighting in all bathrooms.
- Interior: Standard electrical light fixtures provided in all rooms excluding Chandeliers, as per builder choice.
- 20 Led Pots Lights on main floor as per plan.
- Dining room and above kitchen island to have a capped ceiling receptacle with working switch.
- Valance lights under kitchen top cabinets (as indicated by plan).
- Outlet in garage and exterior grade outlet at front/rear of house as per electrical code (as per plan)
- Heavy Duty wiring and receptacle for clothes dryer in laundry room as per plan.

#### Kitchen Features

- Modern European style kitchen, as per builder choice.
- Custom Kitchen cabinets chosen from maple or oak and hardware (as per builder choice).
- Breakfast Bar, Pantry or Island cabinets (as indicated on plan /and builder choice).
- Granite Counter tops with single lever faucet and vegetable spray, as per builder choice.

- Under mounted double-bowl stainless steel sink, as per builder choice.
- Heavy Duty electrical receptacle provided for Stove.
- Gas line provided for Stove.
- Dishwasher rough-in (plumbing and electrical) and space provided.
- No Appliances included for Kitchen.

#### Bathroom Retreats

- Vanity Cabinets with Granite counter tops, Hardware as per builder choice.
- Under-Mount crisp white china basins, white toilets, quality bathroom fixtures, towel bars and toilet paper holder, as per builder choice.
- Chrome finish single lever taps with pop up drain for basin and tubs as per builder choice.
- Oval tub and separate walk in shower stall, with light in master ensuite (as indicated per plan).
- Bathtubs surrounds: Full height ceramic tile on dense glass wallboard. Where tub and shower stalls are separate, tub enclosures are tiled to approximately 12 inches above the tub (as per builder choice).
- Showers- Full height glazed ceramic tile on the dense glass wallboard with Marble jambs and frameless glass shower enclosure with door, (as builder choice).
- Ceiling Exhaust Fan in all bathrooms as per plan.
- Pressure balancing valve for all showers.
- Mirrors are not included.

#### Laundry Area Features

- Easy care upper cabinets in purchaser option White or Linen –(hardware as per builder choice)
- All required plumbing and electrical as per plan.
- Exterior exhaust/venting for Dryer.
- No Appliance included for Laundry Room.

#### Notes

The Builder reserves the right to upgrade any items at his own discretion.

No landscaping included only hydro seeding.

No asphalt on driveway, only gravel base.

All Levies Included.