

# FEATURES & FINISHES

## DISTINCTIVE EXTERIOR FINISHES

1. Elevations and exterior colours are Architecturally Controlled to ensure an esthetically positive streetscape.
2. Poured concrete basement wall complete with heavy duty damp proofing and Drainage Layer.
3. 2" x 6" exterior wall construction with 1/4" wafer board.
4. Unique architectural elevations.
5. Covered front porches as per applicable plans.
6. Pre-finished maintenance free aluminium vinyl soffit, fascia, siding and downspouts as per elevation.
7. Quality brick and vinyl construction with pre-cast sills as per architectural specs.
8. Designers Series sectional garage door.
9. Electrical outlet for future garage door opener.
10. Self-sealing 25yr shingles.
11. Fully sodded lot.
12. One exterior water tap outlet and one in garage.
13. Crushed stone driveway.
14. Outside venting sleeve for clothes dryer.
15. Pre-cast patio slabs from driveway to front porch.
16. Architectural raised slopes on roof pitches (as per applicable plan).
17. Extensive caulking for energy conservation and draft prevention.
18. Poured concrete front porches.
19. Continuous vapor barrier and draft-proof electrical boxes on exterior walls for increased air tightness and energy conservation.

## SPLENDID INTERIOR FINISHES

20. 9'-0" ft ceilings on main floor and 8'-0" ft ceilings on second floor.
21. Steel beam construction in basement.
22. Walls and ceilings in finished areas to be drywall board.
23. Sprayed textured stippled ceiling in all rooms except for kitchen, bathrooms and unfinished areas.
24. Main floor oak grade staircase.
25. Pine grade staircase to basement.
26. Upper staircase with 1 3/4" x 1 3/4" pickets with 3 1/2" x 3 1/2" posts (oak railing).
27. Ceramic floor tile to be installed in foyer and powder room.
28. Roughed-in central vacuum system.
29. Mantle height gas fireplace complete with white or marbled tile facing.
30. Laundry room floors may be sunken to accommodate entry door(s) into laundry, if required. (Where applicable)
31. Garage access door, where grade permits.
32. White plumbing fixtures.
33. Single lever faucets in kitchen and all bathrooms.
34. Laundry tub and taps for automatic washer.
35. Rough-in 3 piece bathroom in basement.
36. 3/4" K-type copper water supply.
37. Cold cellar.

## DURABLE WINDOWS, DOORS & MILLWORK

38. Superior quality vinyl windows throughout.
39. Casement or single-hung windows on front elevation (as per plan).
40. Casement windows on side and rear elevations. (sliders in basement)
41. Metal insulated non-warp front and side doors where applicable.
42. Thermopane glass door lite on front doors.
43. Weather stripping on all exterior doors.
44. All windows installed and fully caulked.
45. Purchaser's choice of series 800 or classique style colonial doors.
46. Colonial style 2 3/4" trim, white band profile, around interior arches, doors and windows with matching 4" baseboards.
47. Trimmed closet arches with swing doors.
48. Polished brass styled interior doorknobs.
49. Vinyl frame siding thermopane basement windows.
50. White pedestal sink as per plans in powder room.
51. Pop-up plugs in all vanity sinks.
52. Positemp pressure/temperature balance valves for all showers.
53. Optional rough-in for future washroom in basement, as per applicable plan.
54. Exhaust fans in all bathrooms.
55. One piece fiberglass shower base in ensuite (where applicable).
56. Ceramic deck around oval tub in ensuite (where applicable).
57. All bathrooms to have ceramic floor tile.
58. Ceramic wall tile to be installed in tub enclosure including ceiling.
59. Ceramic accessories in all bathrooms.
60. Mirror provided above all vanities.

## HIGH QUALITY FLOOR FINISHES

61. Living room (where applicable), dining room, family room and front hall (where applicable) 3/4" x 2-1/4" Hardwood from builders' sample.
62. 40 oz Broadloom to be installed in upper hall and bedroom areas (1 colour per home).
63. Resistant 5/8" tongue and groove sub-floor.
64. All subfloors will be refastened with screws prior to floor finishes and joints sanded.
65. Imported ceramic floor tile to be installed in kitchen. (From Builders Samples)



## LIGHTING & ELECTRICAL FEATURES

66. 100 amp electrical service with circuit breaker panel.
67. Copper wiring throughout.
68. Receptacle and heavy wiring for stove and clothes dryer.
69. Electrical light fixtures provided in all living areas and exterior with the exception of the living room.
70. Switch controlled receptacles in living room. (where applicable)
71. Exterior electrical outlet at rear of home and one in garage.
72. Rough in cable T.V. -one in master bedroom and one in family room.
73. Bell telephone pre-wired.
74. White coloured Decora switches throughout finished areas.
75. Light fixture at rear and side door (where applicable).
76. Door chime with door bell at front entry.
77. Electrical outlet for a future garage door opener.
78. One exterior weatherproof electrical outlet.

## HEATING & ENERGY EFFICIENT FEATURES

79. Heating ducts sized for future air conditioning.
80. Insulation provided in exterior walls and R32 in roof.
81. Basement R8 wrap insulation on walls in accordance with O.B.C.
82. Gas fired, forced air high-efficiency furnace complete with electronic ignition, power vented to exterior.
83. High efficiency gas operated powered hot water tank supplied on a rental basis.
84. Entire house sealed on exterior walls with vapour barrier.

## GOURMET DESIGNER KITCHEN FINISHES

85. Pre-finished quality kitchen cabinets.
86. Arborite or Formica counter tops in kitchen and bathroom vanities. (From Builders Samples)
87. Imported ceramic floor tile to be installed in kitchen. (From Builders Samples)
88. Split electrical outlets at counter level for small appliances.
89. White exhaust hood fan.
90. Roughed-in plumbing hook-up for dishwasher.
91. Easy to clean double stainless steel spillway sink with single lever washerless faucet.

## SAFETY/SECURITY & TECHNOLOGY FEATURES

92. Included with order of monitoring service by Purchaser is a fully installed hardwire security system after occupancy date. Customer responsible for monitoring fees.
93. High quality lock with deadbolts on all exterior swing door(s).
94. Carbon monoxide detector.
95. Electrical smoke detectors on all finished floor levels.

## WARRANTY

96. One year warranty for any other defects due to work and/or materials.
97. Two year warranty against any plumbing or heating defects as well as building envelope.
98. Seven year warranty against any major structural damage.

## CONDITIONS

The Purchaser shall have seven days after a proper request from the Vendor to fully complete the Vendor's colour selection forms. Failing to do so, will allow the Vendor to exercise all of the purchaser's rights for selection, and these selections by the Vendor shall be binding on the Purchaser, such that the Purchaser made the selections themselves.

Purchaser's choice of colours and materials from builders' samples if not yet ordered or installed provided the colours and materials are available from suppliers & provided that the purchaser shall not delay construction in making choices.

All plans and specifications are subject to modification from time to time at the sole discretion of the builder.

Builder reserves the right to change any of the aforementioned specifications without notice to the purchaser provided the selections of the builder are of equal or better quality.

Purchaser acknowledges that the finish materials contained in any model are for display purposes only and may not necessarily be of the same grade or type as in the unit purchased herein.

Builder agrees to enroll the dwelling under the TARION and purchaser agrees to pay the cost of such enrollment. The parties hereto agree to complete all TARION forms before closing and in particular the certificate of Completion and Possession, which certificate shall constitute the builder's only undertaking to uncompleted items. Builder agrees to complete the dwelling in a good workman like manner and the dwelling will be left in a broom swept condition.

In the event that the broadloom, tile or cushion flooring chosen is unavailable due to no fault of the Vendor, the purchaser shall receive a choice of broadloom, tile or cushion flooring equal to the quality chosen. The unavailability of these items shall not be reason to delay the closing of the transaction. Purchasers have a choice of white, beige or grey colour of fixtures for bathrooms. The powder room may be white only.

Purchaser acknowledges that the Vendor may be required to make some minor and non-substantial construction alterations to the dwelling, in compliance with the architectural and engineering control provisions of the subdivision. The Purchasers agree to accept any such changes provided they are made at no cost to the Purchaser. Room dimensions and window configurations may vary with final construction drawings and construction.

Grade conditions will determine the number of steps to front entry and rear entry which may vary from artists renderings. Some optional entry doors may not be permitted for back-split or front-split conditions. Vestibules may be sunken to accommodate grade conditions.



\*All dimensions & specifications are approximate and are subject to change without notice. Actual usable features & finishes may vary from that stated. E. & O.E.