

## STANDARD FEATURES AND FINISHES

### QUALITY CONSTRUCTION

- Architecturally designed and controlled elevations featuring clay brick, stucco, precast detailing, and other materials (as per plan/elevation)
- Poured concrete basement walls with drainage membrane for a water tight finish and proper drainage
- Poured concrete porches, garage floors and cold cellars (as per plan)
- Exterior house walls to be constructed with 2" x 6" framing
- Garage walls other than concrete walls to be drywalled and taped
- Modified torch down membrane flat roof system (as per plan)
- Prefinished aluminum soffits, eaves trough, fascia and downspout (as per plan)
- Maintenance-free aluminum exterior railing (as per plan and grade)
- Two exterior hose bibs located in garage and at rear of house
- Lot to be fully graded, top-soiled and sodded
- Paved asphalt driveway

### INTERIOR FINISHINGS FEATURES

- 9' ceilings on main floor
- 8' ceilings on ground and upper floors
- 80" high doors and archways on main floor
- Smooth ceilings in kitchen, bathrooms and laundry room
- Coffered ceilings (as per plan)
- Natural oak staircase complete with decorative oak handrail and pickets in natural finish
- Choice of trim selections from Vendor's samples (3" baseboards and 2" casings)
- Ball knob hardware on all interior doors
- White semi-gloss painted doors throughout
- Choice of one of four interior wall paint colours from Vendor's samples
- Semi-gloss paint finish in chosen colour for kitchen, bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour
- Shelving installed in all closets
- Natural gas fireplace complete with wood mantle (optional/as per plan)

### WINDOWS AND DOORS FEATURES

- Maintenance-free vinyl casement windows throughout, transoms and window arches (as per plan/elevation)
- Metal insulated front entry doors with weather stripping
- Screens and cranks on all operating windows
- High quality caulking sealant to be used on all windows and exterior doors
- Double pane sliding glass vinyl windows throughout basement (as per plan)
- Garden or sliding patio door(s) to rear yard or deck (as per plan)
- Roll-up garage doors with decorative windows (as per plan/elevation)
- Metal insulated door from garage to the house as per plan and where grade permits

### KITCHEN FEATURES

- Choice of quality kitchen cabinetry from Vendor's samples
- Choice of granite countertops from Vendor's samples
- Centre island with breakfast bar (as per plan)
- Steel sink with single lever faucet
- Exhaust hood fan over stove with duct ventilation to the exterior
- Rough-in plumbing and electrical for dishwasher
- Heavy-duty wiring and receptacle for stove
- Electrical outlets provided for refrigerator as well as at counter level for small appliances

### BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from Vendor's samples (exception: pedestal sinks in powder room[s])
- Melamine countertops from Vendor's samples (exception: pedestal sinks)
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls
- Acrylic tub as per plan, with choice of decorative ceramic tiles on all bathtub enclosure walls to ceiling
- Privacy locks on all bathroom doors and powder room
- Marble surrounding threshold on shower stalls
- Exhaust fans in all bathrooms, powder room and ensuite toilet room
- Master ensuite shower with choice of decorative ceramic tiles on shower walls and ceiling with surface mounted shower light fixture (as per plan)
- Vanity mirrors above sinks in all bathrooms and powder room(s)

### LAUNDRY ROOM FEATURES

- Laundry tub (as per plan)
- Plumbing connection for washing machine
- Wiring, receptacle and vent for dryer

### FLOORING FEATURES

- Choice of 12" x 12" or 13" x 13" ceramic tiles in foyer(s), bathrooms, powder room, and laundry room (as per plan)
- 2½" natural oak engineered hardwood flooring on non-tiled areas of main floor, as well as on stair landings
- 35 oz broadloom with upgraded underpad throughout bedrooms, ground floor non-tiled areas
- Sub-floors sanded and screwed down before application of chosen finished floor
- Quarter-round installed on ceramic and hardwood floor areas

### ELECTRICAL FEATURES

- 200 AMP electrical service
- White Decora receptacles and switches throughout
- Conduit to garage for future electric car outlet
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, walk-in closets and mudroom (as per plan)
- Smoke detectors on ceiling of every floor as per Ontario Building Code
- Carbon monoxide detector as per Ontario Building Code
- Ground fault interrupter protection in kitchen, powder room and all bathrooms
- Electric door chime
- Central vacuum rough-in
- Security system rough-in
- Black exterior lamps along front of house as per plan/elevation
- Lighting at rear door(s)
- Exterior weatherproof receptacles at the front of house and rear of house
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers
- Rough-in wiring for telephone in master bedroom and kitchen or family/great room
- Rough-in for cable TV in living/family room and master bedroom

### HEATING FEATURES

- High efficiency forced air gas furnace with electric ignition
- Thermostat centrally located on main floor
- Spray foam insulation added in garage ceiling where livable areas above exist (as per plan)
- Rental hot water tank unit

### WARRANTY

- Tarion Warranty Program covers all homes as follows:
- Seven (7) year warranty for major structural defects
  - Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope
  - One (1) year warranty for defects in workmanship and materials

