



PHASE 2

FEATURES & FINISHES

CONCRETE

- Poured concrete basement with poured concrete front porch
- Cold storage rooms are optional

DOORS AND WINDOWS

- All windows maintenance free vinyl clad, with Low-E and Argon glass
- Sliding insulated glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)
- Sectional garage door where applicable
- Screens on all operating windows and patio doors
- Main level patio doors on walkouts will be blocked to limit travel to 4", unless purchaser exercises deck option

MECHANICAL

- High Efficiency Forced Air Gas heating vented to exterior with Simplified HRV Unit
- Exhaust fans in kitchen and bathroom(s) vented to exterior
- Vent to exterior for dryer
- All ducts located within the heated boundaries, the main trunk and take offs to be sealed
- Power Pipe
- Central Air Conditioning

PLUMBING

- 50 gallon rental gas hot water heater unit installed
- Two exterior hose faucets
- One piece fiberglass tub or shower enclosure
- Taps for automatic washer
- Double stainless-steel ledge back sink in kitchen
- Single laundry tub
- Rough-In for future 2 or 3 piece powder room in basement as indicated on plan (shower, toilet and sink waste pipes only)
- Wirsbo Plumbing

ELECTRICAL

- Two exterior waterproof electrical outlets
- 100 amp electrical service with breaker panel and copper wiring
- Ceiling lights in all bedrooms
- Smoke detector on each level, as per fire code
- Heavy duty cable outlet for electric dryer and stove

- Doorbell
- Compact fluorescent light bulbs in compatible fixtures
- Hydro services to be located as per Public Utilities Commission specifications
- Decora switches throughout
- Decora plugs at countertops

ROUGH-INS

- Rough-In for telephone (maximum of 4 locations) and cable TV (maximum of 4 locations, RG6 cable)
- Rough-In for garage door opener
- Rough -In plumbing and electrical for dish washer

INSULATION AND DRYWALL

- House fully insulated to meet insulation values established by the Ontario Building Code for Zone #1 - Exterior Walls 2" x 4" x 16" on center, R14 Batt plus (1") R5 Code Board, Ceiling with attic R50, Cathedral Ceiling R31, Basement Walls R12 Full Height, Exposed floor insulation – Minimum R31 (4.5" of spray foam insulation)
- ENERGY STAR qualified programable thermostat
- Moisture resistant drywall to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout, except kitchen and bathrooms, closets and laundry rooms if applicable

INTERIOR TRIM/HARDWARE

- Vanity mirrors in all bath and powder rooms
- All interior and exterior hardware pre-selected by vendor satin nickel
- All exterior passage doors with deadbolts
- Oak handrails in main staircase with spindles, where indicated
- Towel bars and paper holders in bathroom(s)
- Series 800 doors and trim
- White wire shelving

PAINTING

- All finished walls to be painted (2 coats) with choice from three preselected colours of paint
- Trim to be painted with white acrylic-base semi-gloss paint
- All kitchen, closets, laundry room (if applicable), and bathroom ceilings to be painted

CABINETRY

- All kitchen and vanity cabinets and countertops to be selected from samples provided by the vendor

FLOORING

- All subflooring to be screwed down
- Carpet and vinyl flooring to be selected from Vendor's samples

EXTERIOR

- 30 year fiberglass shingles
- Drainclad installed around foundation
- Maintenance free soffits, fascia, eave strough and downspouts
- All windows and exterior door frames caulked
- Brick as per architectural drawings. Nonbrick portions will be constructed using maintenance free siding, chosen from Vendor's samples

LANDSCAPING/DRIVEWAY

- Paved driveway
- Lot graded and fully sodded

MISCELLANEOUS

- Premises cleaned at completion
- All underground utilities are fully paid for by the developer, except if modified by the purchaser
- Due to City or Hydro service locations, purchaser will be notified if it becomes necessary to reverse the driveway location and floor plan
- The Vendor will ensure that a Surveyor's Real Property Report is prepared for the purchaser at closing for a fee of \$390.00

WARRANTY

- 7 year Tarion, in accordance with the "Ontario New Home Warranties Plan Act" specifications