



FEATURES & FINISHES

LANDSCAPING

- Entire lot graded and fully sodded to City requirements.
- Paved driveway including boulevard apron.
- Front entry steps and sidewalk slabs as required.

BUILDING ENVELOPE FEATURES

- Poured concrete foundation walls.
- Drainage Layer Moisture Barrier applied to exterior of foundation wall.
- 4" perforated weeping tile covered in 3/4" washed stone where applicable.
- 2x4 construction insulated with fibreglas batt in walls and clad with rigid insulated sheathing to building code standards.
- 5/8" tongue and groove subfloors, nailed and screwed to floor joists.
- Ceiling insulated to building code standards. Flat ceilings will be insulated to R-50 and cathedral ceilings to R-31.
- Interior perimeter basement walls insulated will full height R-12 blanket and 6-mil vapour barrier.
- Garage walls drywalled, taped and sanded with one coat of paint.

EXTERIOR FEATURES

- Architecturally distinctive exterior finishes with a wide selection of genuine clay brick. (brick standard on entire main floor of house).
- Paving stone walkway to front porch.
- Cultured stone detailing as per plan.
- Long life maintenance-free aluminum fascia, soffit, eavestrough and downspouts.
- Brackets, columns and exterior finishes as per drawings.
- Long life maintenance-free vinyl siding as per architectural plans.
- 30 year fiberglass shingles as the standard.
- White window grilles where specified on plan.
- Screens on all operating windows and patio door.
- Sectional Coachman style garage door with top row of windows as selected.
- Full underground services including telephone, cable, hydro and natural gas.

INTERIOR FEATURES

- California ceiling in all rooms except kitchen, bathrooms and closets.
- Choice of three paint colours for interior walls with white semi gloss woodwork.
- Eggshell finish walls in kitchen and bathrooms. One coat of primer paint and two finish coats on walls.
- "Continental" style painted doors with Craftsman trim.
- "Continental" bi-fold doors on bedroom closets with wire shelving and matching trim.
- Satin nickel interior door hardware.
- Oak or maple handrail in main stairway as per plan.
- Quality name brand broadloom with high density underpad installed wall-to-wall in living room/dining room area, hallways and bedrooms, selected from Vendor's samples.

- Durable, easy care, cushion vinyl flooring with 1/4" underlay in foyer, kitchen, powder room and bathrooms selected from Vendor's samples.
- Oversized master bedroom with spacious closets.
- Linen closet with wire shelving.
- Pre-wired for Category 5e telephone line to maximum of 4 locations (compatible for internet).
- Pre-wired for cable television with RG6 coaxial outlets to a maximum of 4 locations (compatible for internet and digital signals).
- Central Vac rough-in.
- Drywall interior garage complete with one coat of paint.

KITCHEN FEATURES

- Custom crafted kitchen cabinets and vanities chosen from Vendor's sample.
- Plastic laminate contoured kitchen and bathroom counter tops chosen from Vendor's samples.
- 2 speed ducted hood fan in kitchen available in choice of white or black.

Plumbing & Bathroom Features

- Ledgeback stainless steel double sink with chrome faucet in kitchen.
- Exhaust fan vented to exterior in all bathrooms.
- Dishwasher rough-in.
- Single lever faucets throughout.
- White bathroom fixtures with chrome faucets Note: water closet supplied with insulated non-sweat tank.
- One piece fibreglas tub complete with wall surround and cap.
- Towel bars and toilet tissue dispensers in all bathrooms, satin nickel
- Plate glass mirror with bevelled edge in all bathrooms.
- 3 piece or 2 piece (according to plans) rough-in for future bathroom in basement.
- Wirsbo PEX water pipes with ABS drains.
- Washer/dryer hook-up with PVC laundry tub.
- Two exterior water taps.

ELECTRICAL FEATURES

- Interior light fixtures supplied by Vendor throughout. Light switch operates one receptacle in living room and master bedroom.
- Exterior pot lights supplied by Vendor at main entry and garage doors, exterior light fixture at patio door.
- 100 amp electrical service with heavy duty copper wiring and circuit breakers to Ontario Hydro specifications.
- Heavy duty electrical cable outlet for kitchen stove and dryer.
- Outside venting sleeve for dryer and washer/dryer hookup in laundry.
- Two exterior weatherproof electrical outlets as per plan.
- Electronic smoke detector with alarms located on all levels, as per building code standards.
- Carbon monoxide detectors with alarms located on all bedroom levels, as per building code standards.

- Electronic door chimes at front entry.
- Rough in for garage door opener.
- Compact fluorescent light bulbs in compatible standard fixtures.

ENERGY FEATURES

- High-efficiency forced air natural gas heating system. Energy Star programmable thermostat.
- Simplified HRV supplied and installed.
- High-efficiency gas fired rental hot water heater.
- The floors of living space over garages will be sprayed with expanding foam insulation to R-31.
- Low-E & argon filled windows and exterior doors throughout. All windows and exterior door frames sealed with caulking.
- Metal insulated non warp exterior entry door (including door from garage to house) with dead-bolt.
- Weather-stripping on all exterior doors.
- Power Pipe.

WARRANTY

- All homes are covered by the Ontario New Home Warranty Program with 7 year coverage against major structural defects.
- Warranty Enrollment Fee included in the purchase price of home (approximate value \$632.00).
- Reid's Heritage Homes has an excellent rating with ONHWP for After Sales Service.

GENERAL NOTES

The decorated model home may contain some optional features not included in the base price. Some finishing materials and decorator items contained in or on any model home or sales office are for display purposes only. For complete specifications see "Schedule A" of Agreement to Purchase.

The model home landscaping is not representative of the basic landscape package but has been upgraded to demonstrate what can be done to individualize each yard.

All plans and specifications are subject to modifications without notice. The Vendor reserves the right to change materials in accordance with the Ontario New Home Warranty Program relating to builder's substitutions. Final survey for mortgage purposes included (approximate value \$390.00).

Due to increasing construction costs we commit orders to our suppliers on the date of the Offer to Purchase. In most cases we cannot alter, change or add to the specifications, details or field notes.

All requests for change after the offer becomes firm must be in writing and the Purchaser acknowledges that the Vendor shall not be held liable for any changes that are requested after the Offer becomes firm, but that are not implemented.