



FEATURES & FINISHES

- 7-year TARION new home warranty, in accordance with the Ontario New Home Warranties Plan Act specifications*

CONCRETE

- Poured concrete basement walls and floor
- Poured concrete front porch and garage floors (where applicable)
- Pre-cast concrete walk and steps to front entrance
- 8' x 8' concrete pad where grade indicates. Otherwise a 6' x 3' pressure-treated landing to grade

DOORS AND WINDOWS

- All windows maintenance-free vinyl clad with Low-E and argon gas
- Sliding, insulated glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)
- Pre-finished sectional garage door (where applicable), chosen from Vendor's samples & colours
- Screens on all operating windows and patio doors
- Main level patio doors on walkout lots will be blocked to limit travel to 4", unless purchaser exercises deck option

MECHANICAL

- Central Air is included
- High Efficiency Forced Air Gas heating vented to exterior
- Exhaust fans vented to exterior, two-speed ducted hood fan in kitchen (available in white)
- Vented to exterior for dryer

PLUMBING

- Rental gas hot water tank. The purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with Union Energy
- Double stainless-steel ledgeback sink in kitchen
- Two exterior hose faucets
- Single laundry tub
- Positemp pressure/temperature control valve in tub/shower units
- Taps for automatic washer
- One-piece acrylic tub/shower unit complete with cap
- Single lever faucets throughout
- Rough-in for dishwasher

- Rough-in for future three-piece bathroom in basement (waste pipes only) (as per plan)

ELECTRICAL

- Two exterior waterproof electrical outlets
- 100 Amp. electrical service with breaker panel and copper wiring
- Upgraded electrical light fixtures, interior and exterior as selected by Vendor
- Ceiling lights in all bedrooms
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Heavy duty cable outlet for electric dryer and stove
- Doorbell
- Hydro services to be located as per Public Utilities Commission specifications

ROUGH-INS

- Rough-in for telephone (maximum of 4 locations) and cable TV (maximum of 4 locations)

INSULATION AND DRYWALL

- House fully insulated to meet insulation values established by the Ontario Building Code for Zone #1 (walls above grade - R-17, attics - R-32, cathedral ceilings - R-28)
- Exterior basement wall will have an R12 blanket wrap, covered with poly vapour barrier.
- California ceilings throughout, except kitchen, bathrooms and closets

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bath and powder rooms
- All interior and exterior hardware pre-selected by Vendor
- All exterior passage doors with deadbolts
- Oak handrails in main staircase with spindles, where indicated
- Satin nickel towel bars and paper holders in bathroom(s)
- Newport colonial doors and trim with 1/2 jamba on all closets

PAINTING

- All finished walls and trim to be painted (2 coats)
- All kitchen and bathroom ceilings to be painted white (2 coats)

CABINETRY

- Kitchen and vanity cabinets and countertops to be selected from samples provided by the Vendor

FLOORING

- 5/8" tongue & groove subfloors, nailed and screwed to floor joists
- Vinyl throughout as indicated on plan to be selected from Vendor's samples

EXTERIOR

- 30-year self-sealing asphalt roof shingles
- Maintenance-free soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- Brick as per architectural drawings. Non-brick 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
- Final survey for mortgage purposes included
- Fridge and stove (white) are included by builder

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor. Features may vary based on lot location.

NOTICE TO PURCHASER - Due to increasing construction cost, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the builder.

* In accordance with standard building practice and the TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year-end, but the priming and painting of these repairs will be the

full responsibility of the purchaser, regardless of whether the builder/vendor or purchaser painted the house initially. Net GST included. Prices subject to change without notice. E&OE 04/11/06