

WARRANTY

- Seven year TARION warranty, purchaser agrees to pay as an adjustment on closing

CONCRETE

- Poured concrete basement walls and floor
- Poured concrete BACK veranda and garage floors

DOORS AND WINDOWS

- Low-maintenance vinyl clad double-glazed Low E Argon gas filled windows throughout
- Insulated Low E Argon gas filled glass terrace doors as per plan
- Metal clad insulated person door from garage to house as per plan
- Premium low maintenance pre-finished garage door
- Screens on all operating windows
- Doors exceeding a 2' drop to exterior finished grade will be blocked to limit opening to 4" as per OBC

MECHANICAL

- High efficiency **ENERGY STAR**® qualified forced air gas furnace vented to exterior
- Qualified **ENERGY STAR**® programmable thermostat
- Simplified ERV ventilation interconnected to furnace
- **ENERGY STAR**® rated exhaust fans in all bathrooms and finished floor laundry (as per plan) vented to exterior
- **ENERGY STAR**® kitchen exhaust fan (stainless)
- Vent to exterior for dryer (not connected)
- Qualified **ENERGY STAR**® Central Air

PLUMBING

- White China basins and pedestals (as per plan)
- Kohler bathroom faucets in chrome finish
- Water-saving toilet (white)
- Double stainless steel undermount kitchen sink with chrome kitchen faucet
- Main bath tub with Decora collection ceramic wall tiles surround
- Ensuite tiled shower base and seat with ceramic wall tiles and glass door
- Ensuite free-standing soaker tub, as per plan, with tiled floor below
- Two hose bibs (predetermined location)
- Single laundry tub in Laundry Room
- Rough-in for future 2 piece bathroom in basement (waste pipes only)
- Water supply lines are "PEX" non-toxic plastic water piping to eliminate water hammer noise and reduces joints
- 3rd line water softener rough-in
- Rental gas hot water unit and rental water softener unit. Purchaser acknowledges that these are rentals and agrees to a rental agreement with designated supplier

ELECTRICAL

- Copper wiring throughout
- Interior and exterior light fixtures supplied by Builder
- Two exterior waterproof electrical ground fault outlets
- 200 Amp. electrical service
- Inter-connected smoke detectors as per Ontario Building Code
- Inter-connected carbon monoxide detectors as per Ontario Building Code
- Ceiling outlet for future garage door opener
- Heavy duty cable outlet for electric dryer and stove
- Smart Home rough-in through Station Earth
- Doorbell

INSULATION AND DRYWALL

- House fully insulated to meet or exceed **ENERGY STAR**® requirements
- Foundation wall insulation R20 blanket wrap
- R-27 in exterior walls, R-40 in flat roof
- Spray foam insulation in garage ceiling
- Flat ceilings throughout

CABINERY

- Custom quality cabinetry Barzotti line, including soft close drawers/doors and dovetail drawer boxes
- Cabinetry and countertops to be selected from Builder's samples
- Cabinet over stove adjusted for future over the range microwave
- Granite kitchen countertops to be selected from Builder's samples

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TRIM AND HARDWARE

- 5" flat baseboard with 3" flat casing around windows and doors
- Closets featuring fully trimmed jambs with swing doors
- Flat doors with satin stainless steel hardware throughout
- All exterior passage doors equipped with deadbolts
- Chrome towel bars and paper holders in bathrooms
- Stained shaker style oak railing and flat metal pickets as per plan
- Stained oak stairs
- White wire shelving in all bedroom and linen closets (optional custom layouts)
- Polished vanity mirrors in all bathrooms

PAINT

- All trim and interior doors to be painted white (2 coats)
- Walls to be painted with Builder's standard colour
- All closet interiors to be white

FLOORING

- 3/4" tongue and groove gold edge OSB sub floors, nailed, glued and screwed to floor joists
- Ceramic flooring as per plan to be selected from Builder's samples
- Quality broadloom or berber throughout with 10mm under pad to be selected from Builder's samples (1 colour)

EXTERIOR

- Flat roof detail with scuppers to grade as per plan
- All windows and exterior door frames caulked
- Long life low maintenance fascia, soffits, eaves trough and downspouts
- Low maintenance railings where required
- Garage door frames capped
- Address plaque
- Brick as per architectural drawings. Non-brick portions will be constructed of long-life low-maintenance materials.
- All exterior packages are pre-selected by Builder

LANDSCAPING AND DRIVEWAY (SEASONAL)

- Lot graded as per surveyor's plan and sodded
- Paved driveway
- Foundation parging
- Steps and walkway to front entry

MISCELLANEOUS

- 2X6 frame construction on all exterior walls
- 9' ceilings on first floor and 8' ceilings on second floor
- TJI floor joist
- Premises cleaned at completion
- Building location survey provided on closing. Purchaser agrees to pay \$500+HST as an adjustment on closing
- Ducts cleaned at completion
- Home evaluated by 3rd Party **ENERGY STAR**®

CONDOMINIUM DETAILS

- Professional property management and administration
- Snow removal of private driveway, walkway and sidewalk
- Lawn maintenance
- Maintenance of flat roof

NOTES

- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements.
- Variations in uniformity and colour from Builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry)
- Plans and Specifications are subject to modifications at the discretion of the Builder
- The Builder reserves the right to substitute materials of similar or better quality
- The number of steps at the front entry may vary from that shown and are subject to the grade per the survey plan. All other steps at the rear of the home are the responsibility of the purchaser and entries shall be barricaded if greater than 24" above grade
- All measurements are approximate
- Long life low maintenance refers to comprehensive systems comprised mainly of maintenance free products with some requirement of attention (i.e. caulking around exterior windows and doors)

Please see Sales Representative for more details. E. & O. E.