



QUALITY APPOINTMENTS

CUSTOM QUALITY CONSTRUCTION

- All elevations, exterior colours and materials are architecturally controlled
- Architecturally controlled wood, brick, stone, windows surrounds and/or quality vinyl cladding detailing where applicable, as per floor plans and drawings
- Decorative painted wood, metal columns, pickets, railing, cladding, where applicable as per floor plans and drawings
- Molded sectional roll-up garage door with decorative lite inserts where applicable as per floor plans and drawings. Garage door installed with heavy-duty springs and long life rust resistant hardware
- Premium self-sealing high-grade asphalt shingles, with a twenty five (25) year manufacturer's warranty
- Energy conserving insulation, all exterior walls and ceilings to meet or surpass Ontario Building Code requirements
- Spray foam insulation to garage ceilings at livable areas above for enhanced energy efficiency.
- All tongue & groove sub floors to be sanded and fastened with screws
- 3/8" plywood roof sheathing
- Quality thermopane or fixed glass windows on front elevation throughout, where applicable, as per floor plans and drawings. Opening windows are screened, with internal grills on all front elevations, where applicable, as per floor plans and drawings
- Aluminum soffits, fascia, eavestroughs and downspouts
- Metal insulated front entry door with inset pane lites or double doors with inset pane lites, weather stripping and deadbolt locks where applicable, as per floor plans and drawings
- Basement windows to be vinyl sliders
- All building envelope perforations including doors and windows to be fully caulked
- Foundation wrapped with a drainage membrane to protect from water penetration
- Satin nickel finish front door entry set
- Yard to be sodded where applicable per plans and drawings
- Fully paved driveways where applicable

SPECTACULAR INTERIOR FINISHES

- Natural oak finish pickets, railing and oak veneered stringer on stairwells in finished areas, where applicable, as per floor plans and drawings
- All homes to have 12"x12" or 13"x13" imported ceramic tile flooring in foyer, kitchen, breakfast room, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable
- 35 oz. carpeting with 7/16" underpad on finished basement, ground, main and second floors where applicable as per floor plans and drawings. Purchaser to have choice of two colour selections, from Vendor's standard samples
- Paint and primer on all interior walls, all interior doors and woodwork trim (from Vendor's standard samples)
- Smooth finish ceilings in kitchen, bathrooms and stippled ceilings with smooth border throughout ground, main and second floor (basement stippled ceiling only)
- Kitchens, bathrooms and laundry (in finished areas) to be semi-gloss latex paint
- Colonial embossed raised panel interior doors, including closets where applicable as per floor plans and drawings where applicable and sliding doors where applicable
- Colonial baseboard and trim for doors and window casings throughout
- Satin nickel finished interior hardware and levers
- Patio doors where applicable, as per floor plans and drawings
- Finished basements where applicable as per plans as shown. Standard finishes as per ground and second floors. Finished basements to have 35 oz. carpeting
- Direct vent gas fireplace (where applicable as per plan)

DESIGNER KITCHENS

- Purchaser's choice of fine designer cabinetry in kitchen with laminate countertop, from Vendor's standard samples
- Breakfast Bar in kitchen raised or flush with counter, (where applicable, as per floor plans and drawings)
- Double stainless steel sink in kitchen with single lever faucet
- Shut off valve to the kitchen sink
- Exhaust hood fan over stove area with purchaser's choice of white or almond
- Space for future dishwasher (save and accept hook-up)
- Dedicated electrical outlet for refrigerator
- Split electrical outlets at counter level for small appliances

LUXURIOUS BATHROOMS

- Purchaser's choice of fine designer cabinetry with laminate countertop from Vendor's standard samples
- Master ensuite to have either acrylic or steel tub where applicable, as per floor plans and drawings, with ceramic tile backsplash (3 rows high) and deck mounted faucets where tub and shower are separate
- Separate ceramic tiled shower stall, where applicable, as per floor plans and drawings
- All shower stalls to have marble jams where applicable, as per floor plans and drawings
- Single lever faucets in all vanity sinks and pedestal sinks, where applicable
- Privacy locks on all bathroom doors
- Quality white bathroom fixtures
- Main and other bathrooms to have tub enclosure with ceramic tile (6"x8") standard, to ceiling height, where applicable, as per floor plans and drawings
- 2' x 2' mosaic tile in ensuite shower stall, with cement mortar bed, where applicable, as per floor plans and drawings
- Mirror in all bathrooms
- Pedestal sink in powder room where applicable, as per floor plans and drawings
- Posi-temp pressure/temperature balance valves for all showers, as per code requirements
- Energy efficient water saver shower and toilet tanks
- Ceramic bathroom accessories to include towel bar, toilet paper holder and soap dish. Towel bar and toilet paper holder only in powder room
- Shut off valves for all bathrooms and powder room sinks

ELECTRICAL AND PLUMBING

- 100 AMP electrical service with circuit breakers
- Heavy-duty cable for stove and dryer

- One weatherproof exterior electrical outlet, at front or rear of home, plus electrical outlets in garage where applicable
- White switches and receptacles throughout
- Ceiling outlets with builder supplied fixtures for foyer, hallways, kitchen, breakfast, dining room and all bedrooms, as per plan
- Switch controlled wall outlet in Living Room and Family Room, as per plan
- Bell chime at front door
- Smoke and carbon monoxide detectors as required by applicable code requirements, with electrical connection on each floor, including basement
- All copper wiring throughout
- Forced air, high efficiency gas furnace with ducting sized for future air conditioning
- Quality gas fired hot water heater and drain water heat recovery on a rental basis
- Heat Recovery Ventilation (HRV) on a rental basis

LAUNDRY AREA

- One laundry tub provided, in basement or where applicable, as per floor plans and drawings
- Hot and cold laundry taps for washer and heavy duty wiring for dryer
- Exterior exhaust for dryer

ROUGH-INS

- Ducting sized for future central air conditioning
- Rough-in central vacuum outlets
- Rough-in phone and cable television in Master Bedroom and Family Room

EXTERIOR DETAILS

- Exterior hardware to comprise of decorative satin nickel finish or black exterior lights, grip set with deadbolt on entry doors
- Two (2) exterior hose bibs, one at front and rear of house where applicable as per plans

TARION WARRANTY COVERAGE

- 7-years major structural defects
- 2-years plumbing, heating and electrical systems and building envelope
- 1-year all other items
- All warranties are backed by Tarion Warranty Corporation

COLOUR SELECTION AND FINISHES

- All colour and finishing selections are to be made by personal appointment at The Home Décor Centre and from Vendor's standard samples
- The Home Décor Centre provides the services of a design consultant to assist the Purchaser in the completion of their interior colour selections and the selection of upgrades
- The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and model homes may vary from those displayed and available at time of colour selection

PURCHASER TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S STANDARD SAMPLES OF THE FOLLOWING UNLESS ALREADY ORDERED OR INSTALLED

- Imported 12"x12" or 13"x13" ceramic floor tiles where applicable
- Imported 6" x 6" ceramic tile for bathtub enclosures and separate shower enclosures where applicable
- Imported ceramic tile surround for ensuite oval tub as per plan
- Kitchen cabinets and countertops, bathroom vanity cabinets from builder standard samples (either Raywal or equivalent, Aya or equivalent, Frenel or equivalent) where applicable, as per floor plans and drawings
- 35 oz. carpet where applicable, as per floor plans and drawings (choice of two colours)

NOTE THE SMALL PRINT

- Exterior colour selections are architecturally controlled for the purposes of providing a pleasing streetscape
- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements, and cannot be guaranteed
- Variations in uniformity and colour from Vendor's standard samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards
- Actual square feet is measured per Tarion requirements, and may vary slightly depending on elevation selected and construction variances
- Ceilings and walls may be modified to accommodate mechanical systems
- Carpeting may be seamed under certain conditions
- Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades
- Paved driveway at Purchaser's expense where applicable as per plans and drawings

EXTERIOR AND INTERIOR SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O.E.

ALL INTERIOR FEATURES (INCLUDING KITCHENS, BATHROOMS AND LAUNDRY ROOM) ARE TO BE CHOSEN FROM VENDOR'S STANDARD SAMPLES AND SIGNED FOR ON THE VENDOR'S FORM AND SUBJECT TO THE VENDOR'S TERMS AND CONDITIONS, WHICH THE PURCHASER AGREES TO ACCEPT. SELECTIONS, SUBSTITUTIONS, CHANGES AND WARRANTIES AS DESCRIBED IN THIS SCHEDULE ARE GOVERNED BY ARTICLES 3.00 AND 4.00 OF SCHEDULE "B". IF A SELECTION LATER BECOMES UNAVAILABLE, THE PURCHASER SHALL RESELECT AS SET OUT AT ARTICLE 3.00 OF SCHEDULE "B"