

# Quality features and specifications...

## QUALITY CONSTRUCTION

- 2" x 6" Wood frame Exterior walls
- 8' Ceiling height on main and second floor (some portions of ceilings may be higher in some homes)
- Poured concrete basement walls, structurally reinforced with steel
- 36" x 24" pour in place, high efficiency, maintenance-free, white vinyl slider basement windows as per plans (walkout lots may not be pour in place).
- Basement exterior walls coated and wrapped with superior waterproofing membrane with weeping tile below
- 5/8" Tongue and groove OSB subfloors screwed to joists for strength and reduction of floor squeaks.
- All insulated exterior walls sheathed with an extruded insulation panel system to reduce thermal bridging and air infiltration from occurring at walls and floors.
- Exterior walls insulated to R-25, heavy attic insulation to R40 and basement walls R12 to minimum of 6" above basement floor as per building code (blanket type insulation to reduce thermal bridging).
- All ductwork in garage walls and entire garage ceilings (with living space above) insulated to R31 using high density spray foam.
- Entire home building envelope sealed with 6 mil poly vapour barrier for your comfort.

## EXTERIOR FINISHING DETAILS

- Architecturally controlled exterior elevations to provide long lasting community aesthetics
- Clay brick on main floor as per plans (some plans include natural stone on front elevation)
- Long-life maintenance-free vinyl siding and aluminum soffit, fascia and eaves troughs.
- 30 year self-sealing roof shingles
- All Windows are superior quality high-efficiency Low E Argon, gas filled maintenance-free vinyl clad windows. Front elevation to be casement style windows with colonial grills (some panes may be fixed casements). Screens provided on all operating windows and patio doors. Taupe coloured vinyl windows on front elevation.
- Dent resistant fiberglass insulated front entry door with dead-bolt lock and passage knob (finished in factory taupe colour). All exterior door frames are capped in maintenance-free aluminum.
- Premium quality R-8 insulated maintenance free Carriage Style sectional roll-up garage door pre-finished in taupe
- Coach light and/or pot light at front door and patio light at rear door
- Each lot fully sodded & graded to municipal requirements.
- Full basecoat driveway paving included (to be completed after closing to allow time for the driveway to settle).
- Purchasers receive a complimentary certificate for exterior window cleaning on closing
- Front porch is poured concrete with pre-cast concrete steps. All other steps at the rear or sides of home are the responsibility of the purchaser and entries shall be barricaded if 24" above grade
- Pre-cast concrete slab walkway from driveway to front steps
- Front porch railings are installed if required by finished grade. If required, railing to be maintenance-free aluminum. Colour and style pre-selected by Builder
- All exposed foundation surfaces parged

## INTERIOR FINISHING DETAILS

- Assistance is provided to enhance your colour selection process.
- Oak railing in natural clear finish as per plan
- Classique interior door styles with 4" Colonial baseboard and 2 3/4" Colonial casing, all half-walls are capped and trimmed, satin chrome interior hardware on doors.
- California texture ceilings. Bathrooms and standard closet ceilings are smooth finish
- European white interior wall paint with white doors & trim
- 36 oz quality brand-name carpet with 10 mm 4lb foam under pad to be selected from Builders samples
- Imported ceramic tile in foyer, kitchen, dinette, bathroom, main and/or second floor laundry (as per plan) to be selected from Builders samples
- Dent resistant fiberglass insulated door from garage to home with dead bolt lock and passage knob as per plan (if grade permits). If grade does not permit a door from garage to home, a garage door opener with keyless entry pad will be provided instead.
- Overhead light fixtures to be installed in each room except for Great/Family room which includes a switch receptacle instead. Energy savings compact fluorescent light bulbs in all compatible fixtures.
- Ventilated wire shelving in all clothes closets and four (4) shelves in each linen closet

OPEN HOUSE  
MON, TUE & WED: 3:00 PM - 8:00 PM  
SAT & SUN: 12:00 PM - 5:00 PM

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## DESIGNER KITCHEN AND BATHROOMS

- Kitchen and vanity cabinets and countertops to be selected from samples provided by the builder.
- Dishwasher electrical and plumbing rough-in
- Bathrooms include: quality vanities with drawers in vanities over 36" and polished mirror above. All toilets are dual-flush to maximize water efficiency.
- Moen single lever washerless taps in bathrooms and kitchen. Kitchen provided with double stainless-steel ledge back sink. All showers to have anti-scalding positemp control shower faucets
- Maintenance-free 1 piece white acrylic tub surround in main bathroom as per plan
- Powder room with pedestal sink
- Kitchen builder pantry shelving is melamine solid shelving (if applicable)
- Microwave/Rangehood Combo included in every home to save space.

## MECHANICAL, ELECTRICAL, PLUMBING AND INSULATION

- Natural gas hi-efficiency forced air heating system vented to exterior
- All ductwork is sealed to maximize efficiency of airflow
- Ducting sized for future central air conditioning
- Energy Star™ certified programmable thermostat
- Central air conditioning unit included in every detached home and townhome in our
- Chillico Glen subdivision only
- Ducting professionally cleaned before closing to improve indoor air quality
- Quiet Energy Star™ certified bathroom exhaust fan (s) vented to exterior
- Energy Star™ certified 50 gallon natural gas rental water heater from local utility. Purchaser agrees to sign rental agreement on or before closing
- 100 AMP electrical services with copper wiring and circuit breaker panel
- Two (2) exterior weatherproof G.F.I. receptacles located at front porch and rear door unless otherwise specified
- Two (2) exterior water hose bibs with interior shut offs located at rear of home and in garage unless otherwise specified
- Water supply lines are "PEX" non-toxic plastic water piping that eliminates waterhammer noise and reduces joints.
- All plumbing drains are ABS
- 220 volt wiring and outlet for stove in kitchen and clothes dryer
- Inter-connected hard-wired smoke detectors on all levels for your safety
- Inter-connected hard wired carbon monoxide detectors on all bedroom levels for your safety
- Furnace, hot water tank, sump pit (if applicable), water meter and hydro panel may not be positioned as shown on plan
- Doorbell at main entry
- Garage door opener rough-in
- Homes pre-wired for two (2) telephone outlets with finished terminations. (Purchaser to select locations)
- Homes pre-wired for two (2) coaxial cable outlets with finished terminations. (Purchaser to select locations)

## BUILDER'S GUARANTEE & WARRANTY

- All homes covered by Tarion Warranty Corporation. Enrollment fee is paid by Builder
- 7 yr. coverage against major structural defects
- Comprehensive 1 year warranty plus a 2 year warranty covering the electrical, plumbing, heating systems and water penetration of the building envelope in accordance with Tarion Warranty Corporation
- Building location survey provided on closing. Purchaser agrees to pay \$390 as an adjustment on closing.
- The number of steps at the front porch and garage (if applicable) may vary from that shown on plan and are subject to grade
- The decorated model home contains some items not included in the base price.
- Variations in uniformity and color (ie. ceramics, wood products, etc.) from Builder's samples may occur and can be expected in finished materials
- Plans and specifications are subject to modification at the discretion of the Builder. The Builder reserves the right to substitute materials of similar or better quality. E. & O. E.
- All measurements are approximate. E. & O.E.

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