

# PHASE II - QUALITY FEATURES • TOWNS



## CLASSIC EXTERIOR FEATURES

- All elevations, exterior colours and materials are under strict architectural controls to ensure a truly harmonious streetscape.
- Elegant **clay brick, stone** where applicable and **vinyl siding exterior** as per applicable plan. Front porches with architectural posts, columns, pillars and prefinished railings as per plan.
- Long life prefinished low-maintenance aluminum and/or vinyl soffits, fascia, frieze boards, eavestrough, downspouts, siding and shutters where applicable, as per plan.
- Steep roof pitches as per plans.
- Self sealing asphalt roof shingles with a 25 year pro-rated manufacturer's limited warranty.
- **Premium quality moulded steel sectional roll-up garage door with glass inserts as per plan.**
- Thermally insulated Fiberglass entrance door system **with gripset** and dead bolt and door inserts/side lights as per applicable elevation complete with weather stripping.
- Door from garage area if grading/zoning permits as per plans.
- Poured concrete basement walls with heavy duty dampproofing, perimeter weeping tiles and **additional drainage barrier for extra protection against water penetration.** Exposed exterior concrete to be brushcoated grey (Cold rooms are optional). Reinforced poured concrete garage floors.
- **3/8" spruce plywood roof sheathing.**
- Superior 2" x 6" wood stud exterior construction (excluding garages).
- Insulation in full conformity with the Ontario Building Code for the conservation of energy.
- Lot is graded and fully sodded as per municipal standards.
- Precast concrete steps and walks to front entrance, side and rear where applicable.
- Gravel driveway from curb to outside edge of garage door as per Vendor's specifications.
- **Two** exterior hose bibs, one is in garage and one at rear of house (locations determined by Vendor).
- **Two** exterior weatherproof electrical outlets connected to a safety ground-fault circuit, one is in garage (locations determined by Vendor).
- Exterior trim to be painted with exterior latex semi-gloss and exterior doors in specially blended colours.
- Services include: paved road, individual water connection, sanitary and storm sewers, curb and gutter, street lighting, sidewalks (if applicable) and underground wiring and gas.
- Stone house number.

## DISTINGUISHING INTERIOR FEATURES

- All homes to have approximately 8 foot ceilings on main floors, except in sunken or raised areas, stairways, and areas that are raised, dropped or cathedral ceilings.
- Elegant oak posts, pickets and handrail in natural finish on main staircases to second floor as per plan.
- All tongue and groove spruce subflooring to be **glued, and nailed plus joints sanded and screwed** prior to the finish flooring being installed to assist in reducing floor squeaks.
- **Choice of quality ceramic tile flooring in front foyer, kitchen, bathrooms, powder rooms and laundry room in finished areas as per plan.**
- **Premium quality 35 oz. carpeting with underpad** on main and second floors where applicable. Purchasers have a choice of two colours from Vendor's samples.
- **"Classique" style 800 series doors throughout including closet doors.** Sliding closet doors where applicable (Not applicable to cold storage doors or doors to the outside).
- **Ventilated "White Metal Shelving" systems in all closets.**
- Colonial baseboards and trim for doors, archways and window casings throughout finished areas.
- Doors, windows and **archways trimmed** throughout where applicable.
- Antique Nickel lockware and hardware for doors: deadbolts on exterior doors plus a gripset on front entry door.
- Quality latex interior paint work to be white eggshell finish in all areas and accentuated with white painted trim and doors throughout.
- Smooth flat finished ceilings in kitchen, bathrooms, powder rooms and laundry rooms. Sprayed Stippled ceilings **feature a smooth border** throughout main and second floor except rooms with cathedral/vaulted sections.

## KITCHEN & BATHROOMS

- Choices from an impressive selection of crafted custom designed kitchen cabinets in a variety of doors and colours.
- Wide selection of laminate counter tops & upgraded optional quartz tops available.
- Double stainless steel sink features **single lever faucet complete with vegetable sprayer.**
- Dishwasher rough-in provided with electrical and plumbing rough-ins; Space provided in cabinets for dishwasher (Hookups not included).
- Exterior vented exhaust hood fan over stove area.
- Electrical outlets are conveniently located for fridge and at counter level for small appliances.
- Purchasers choice of deluxe vanities with laminate countertops in bathrooms, powder room and laundry room were applicable.

- Acrylic oval soaking tub in ensuite bathroom as per applicable plan and five foot enameled steel bathtub where applicable in other bathrooms (All plumbing fixtures to be white). Acrylic shower stalls, as per plan, complete with curtain rod.
- Chrome finished single lever taps with pop-up drains except oval or corner tubs and laundry tubs.
- **Positemp pressure / temperature balance valves** for all showers.
- Energy efficient water saving shower head and water saving insulated toilet tanks.
- Exquisite wide mirror and strip lighting in all bathrooms and powder rooms.
- Luxurious ceramic wall tiles. Three rows around soaker tub and Jacuzzi tubs and **full wall height** in standard tub enclosures (No Ceilings).
- Ceramic accessories to include towel bar, tissue dispenser and soap dish where applicable.
- Exterior vented exhaust fans in all bathrooms. Privacy locks on all bathroom doors.

## ROUGH-INS - TECHNOLOGY ITEMS

- **Complete central vac rough-in to garage area with electrical plug.**
- Phone is prewired with CAT 3 wiring in five locations as determined by the Vendor.
- Prewired for cable T.V. with RG6 Cable in three locations as determined by the Vendor.
- Optional plastic rough-in for future washroom in basement as per applicable plan.
- Rough-in ductwork for future air conditioning.
- Mechanical rough-ins for future dishwasher.
- Home is pre-wired with CAT 5 wiring in the great room or family room as determined by the Vendor.

## WARRANTY

TARION Coverage:	Seven (7) years - major structural defects.
	Two (2) years - plumbing, heating, electrical system & building envelope
	One (1) year - all other items

Warranties are limited to the requirements established by THE TARION WARRANTY CORPORATION. The Purchaser agrees to pay the TARION enrollment fee as an adjustment on closing.

## ENERGY STAR® FEATURES:

### All homes built to the most up to date ENERGY STAR® 2012 version • Compare!

- All homes are **ENERGY STAR®** certified and shall be inspected, air tightness tested and certification from a third party inspector.
- **ENERGY STAR®** vinyl low-E argon-filled windows and patio doors. Casements complete with window grills on the front elevations, sliding windows on side and rear elevations. Basement windows to be sliders.
- All doors and windows are caulked on the exterior and spray foamed on the interior. All operating windows come complete with an insect screen.
- R-50 attic insulation, garage ceilings to be spray foamed to R-31 value where applicable.
- Minimum R-value of 24 in all walls above grade (excluding Garages).
- R-20 full height basement wall insulation. Insulation installed to a maximum +/- 6" above basement floor.
- **ENERGY STAR®** labelled Hi-efficiency furnace.
- **ENERGY STAR®** rated HRV (Heat Recovery Ventilation System).
- Drain water heat recovery pipe.
- Ductwork sealed as per applicable codes.
- Hi-efficient condensing hot water tank choice of rental (purchase option is available).
- **ENERGY STAR®** rated exhaust fans in the bathrooms or finished laundry rooms where applicable.
- Energy efficient light bulbs.
- Programmable thermostat located on main floor.

## BONUS PACKAGE!

### 5 Appliances

Stove, Fridge, Dishwasher, Washer & Dryer

PLUS

### Finished Gas Fireplace

With Natural Oak Surround Kit

PLUS

### \$2000 Cash Back

For Closing Costs



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## MECHANICAL, PLUMBING & ELECTRICAL DETAILS

- 100 amp electrical service with circuit breakers and all copper wiring throughout.
- Bell chime at front door (All wiring in accordance with Ontario Hydro Standards).
- Smoke detectors located on each floor including basement.
- A Carbon Monoxide Detector is installed in every home (Location by Vendor).
- White grills and registers where applicable.
- White Decora® switches and receptacles throughout finished areas.
- **Electrical Outlet for future garage door opener** in garage ceiling.
- Switch control wall outlet in living room, great room and family room.
- Ceiling outlets with builder supplied fixtures for foyer, hallways, kitchen, breakfast and all bedrooms as per plan.
- Dining room will have a capped ceiling outlet for a future light fixture.
- Heavy duty copper cable for stove and dryer.
- One single plastic laundry tub or stand pipe, where applicable as per plan.
- **Shut off valves for each sink.**
- Hot & cold laundry taps for washer; clothes dryer vent provided to the exterior.
- All bedroom outlets on arc-fault circuit interrupters.
- Black exterior light fixtures. **Quality black coach lamps** at front entry and garage as per applicable plans. Standard light fixture at side and rear doors where applicable.
- **All heating and air conditioning ducts to be cleaned prior to closing.**
- All water lines to be polyethylene tubing or equivalent throughout.
- Electrical outlet in basement by the panel box.
- Pot light above stone home number where applicable.

## GENERAL NOTES

- A Survey to be provided prior to closing at no additional cost.
- The home is subject to all conditions of the Purchase and Sales Agreement.
- All exterior colour selections are architecturally controlled by Vendor and the Municipality for the purpose of providing a pleasing streetscape and cannot be modified by the Purchasers.
- House may be built the reverse of what is displayed due to Municipal or servicing requirements.
- The number of steps at front and rear may vary from that displayed according to grading conditions and municipal requirements.
- All measurements with respect to the house and rear property are approximate and are subject to change and modification from time to time at the discretion of the Vendor and without notice to the purchaser. Actual square footage may vary slightly depending on elevation selected. The Purchaser acknowledges that the framing in of heating and/or plumbing pipes may result in bulkheads and boxed corners not other wise indicated. Minor variations may occur from the Vendor's floor plans, house elevations, window sizes and locations, furnace and hot water tank location, door swings and samples.
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, railings, pickets, cabinets, countertops, floor and wall finishes due to normal production process. Wood and Marble are subject to natural variations in grain and colour, and ceramic wall / floor tiles and carpet are subject to pattern, shade and colour variations.
- Hardwood flooring may react to normal fluctuating humidity levels producing cupping or gapping, both being considered normal and within acceptable industry standards. The Purchaser acknowledges that the specifications and finishes in the model homes located at this site and the Vendor's other sites may differ from the specifications in the new homes being purchased at the project that is the subject of this agreement.
- All renderings on display and brochures distributed by the Vendor are artist concepts only. All landscaping as shown on renderings and brochures are not included in the purchase price.
- All model homes displayed by the Vendor, including without limitation any and all furnishings, appliances, draperies, light fixtures, floor and wall coverings, decorator displays, painting, exterior landscaping and fencing are all for display purposes only and are not included in the purchase price.

The purchaser to have a choice of colours and materials from available Vendor samples of the following unless already ordered or installed.

1. All ceramic wall tiles in bath and shower enclosures.
2. All ceramic floor tiles as illustrated on floorplans.
3. Cabinets and laminate countertops in kitchen, bathrooms and laundry rooms where applicable.
4. Two (2) carpet colour selections throughout home as illustrated on floorplans.
5. All plumbing fixtures to be white.

- Purchaser may be required to reselect colours and/or materials from Vendor's samples as a result of unavailability or discontinuation.
- The Vendor will not allow purchaser to complete any work or supply any materials to finish the dwelling before the closing date. The Purchaser acknowledges and agrees that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is deleted at the Purchasers request.
- Premises are to be completed in a good and workmanlike manner and left in a clean and tidy condition. All plans, prices, specifications are subject to change from time to time at the discretion of the Vendor. (E. & O.E.)