



HOME FEATURES

EXTERIORS FEATURES:

- House sitings/locations on lots are according to approved engineering and grading plans. House types and streetscapes are subject to final approval by the Control Architect.
- Architecturally selected and colour coordinated clay brick exteriors with manufactured stone details, low maintenance vinyl siding, extruded aluminum soffits, fascia, eavestrough, and downspouts. Ceiling of exterior front porch completed in prefinished siding. All other exterior finishes and details where indicated and shown as per model selected to completed in an all-weather composite material.
- Front porch as shown on plan, with steps to grade where required. Number of steps may vary in accordance with grade conditions.
- Front porch to be concrete with decorative posts and low maintenance vinyl coated railings as per model and elevation selected, and if required due to grade condition.
- Entry resistant framing on all perimeter entry doors, insulated entry door(s) with weather stripping, gripset and dead bolt lock (excluding patio doors and man door from house to garage).
- Self-sealing "cool roof" asphalt shingles (lifetime transferable manufacturer's limited warranty), as per Vendor's color packages. Accenting metal roofs and detailing where applicable.
- Extra wide (6') exterior sliding patio door in breakfast area, location as per model selected.
- Vinyl casement windows throughout are colour coordinated with exterior packages. Basement windows will be vinyl sliders. All windows will be caulked with premium caulking and all operating windows are fitted with screens, including patio door. Basement window screens provided after grading and sodding is complete.
- Garage includes: color coordinated sectional rollup overhead garage door(s) with decorative windows as per model selected and includes, heavy-duty springs, long-life low maintenance hardware and (1) electrical outlet for future garage door opener. Interior garage walls and ceiling covered with drywall, taped and gas proofed for areas adjacent to interior walls.
- Garage access door (man door) to house includes: insulated door, dead bolt lock, safety door closure, aluminum threshold and weather stripping. Purchaser acknowledges that to accommodate entry doors from the garage to the house, the entrance floor into the home from the garage may be lowered, or the door maybe eliminated due to grade conditions.
- Entire lot sodded (except treed areas where applicable), precast concrete entry steps, patio slab walkway and rear patio.
- Two exterior water taps with interior shut off, one in garage and one at the rear of the home.
- Three exterior weatherproof electrical outlets with ground fault interrupter, (1) at rear, (1) at the front, (1) roof of porch.
- Manufactured stone number plate, black exterior coach lamp(s) as per model and elevation selected.

- Vendor to complete driveway asphalt with two coats, base and finish (finish coat applied following sod), at no additional cost to the Purchaser.

STRUCTURAL DETAILS:

- Poured concrete foundation with high performance exterior wall drainage membrane.
- Engineered floor system with tongue and groove sub floor,
- Exterior 2" x 6" wall framing completed with R-22 batt insulation and ¼" exterior wall sheathing.
- High quality cellulose attic insulation installed to R-50
- Semis detached series includes a high performance wood framed party wall.
- Front porch poured concrete with broom textured surface as per plan, and concrete garage floor with re-enforced grade beam (s) and wire mesh.
- Main floor ceiling height approximately 9' feet, second floor 8' ceiling height, increased basement ceiling height. Areas where bulkheads ductwork, plumbing and/or dropped ceilings are required, heights may vary.
- Open to below/above areas, cathedral, coffered, vaulted and/or tray ceiling designs located as per plan.

KITCHEN DETAILS:

- Purchaser's choice of quality cabinets from Vendors standard samples includes (1) bank of drawers and extended height upper cabinets and extended breakfast counter on islands and pantry as per model selected.
- Dishwasher space provided with roughed in connections for drains, wiring to junction box in basement from dedicated 15 amp breaker.
- Post formed laminate countertop with standard edge selected from Vendor's standard samples.
- Double compartment stainless steel sink and chrome colored pull out spray faucet.
- Purchaser's choice of white or almond colored standard two speed hood fan with light, vented to exterior with 6" diameter exhaust duct.

BATHS & PLUMBING FEATURES:

- Purchaser's choice of quality cabinets with post formed laminate countertop(s) from Vendor's standard samples.
- Purchaser's selection of wall tile for tub(s) and shower enclosures (ceiling of shower enclosure tiled), tile for deck mounted tub includes the tub face and deck a two-row backsplash, Selection from Vendor's standard samples.
- Framed Glass Shower Stall with glass shower door as per plan.
- Shower includes interior water proof light and shower faucet with temperature control and pressure balance feature.
- Decorator styled single lever faucets for all vanity sinks and tubs. Soaker and stand-alone tubs completed with two handle roman spout faucet.
- Deck mounted soaker tub in Semi Detached ensuite and stand-alone tub in Detached ensuite as per plan.

- Pedestal sink in powder room includes decorator styled single lever faucet.
- White plumbing fixtures provided in all bathrooms and powder room as per plan.
- All vanities feature make up bar lighting in a chrome finish, and full width mirror.
- Shut off valve for all toilet and vanity basin water supply lines.
- ABS drains and PEX poly water lines to reduce noise and to eliminate sodder contaminants.
- Bathroom accessories include towel bar, toilet tissue holder and soap dish.
- Main sewer drain completed with a backflow valve (backflow preventer).

LAUNDRY FEATURES:

- Heavy-duty laundry tub with two-handle tap and shut off valve for washing machine, as per model.
- Exterior vent cover and extended venting for dryer provided where required.
- Floor drain, threshold, and sloped floor provided for all 2nd floor laundry rooms.

INTERIOR TRIM:

- Singles natural color finished oak staircase includes: oak treads, oak veneer stringer and risers, oak pickets and handrail finished in a clear mat finish. ¾" nosing provided below railings abutting open areas. Stair treads completed with a bound carpet runner.
- Semi-detached natural color finished staircase includes: Carpet on stairs/landings, oak veneer stringer and oak pickets finished in clear matt varnish. ¾" nosing provided below railings abutting open areas.
- Standard knee walls, half walls, ledges and window seats capped and painted in trim color.
- Carrera two panel style molded interior doors throughout finished areas with satin nickel finish lever style hardware and hinges.
- Colonial 4" baseboard and coordinated 2¾" door and window casing. Doorstop trim installed in all tile & hardwood areas.
- Integrated coated wire shelving and clothes hanger in all closets. Linen closets include 4 wire shelves.
- Swing door(s) on bedroom and front entry closets, as per model selected.
- Direct vent Gas Fireplace in Great /Family room, with electronic ignition and prefinished off white wood mantel as per model selected.

ELECTRICAL:

- 100 Amp service panel with circuit breakers. All wiring completed in accordance with the Ontario Electrical Safety Code.
- Heavy-duty electrical outlet for stove and dedicated outlet for fridge. Counter height split receptacles for small appliances. Electrical outlet on island as per plan. Electrical outlets within 1 meter of the sink are protected by ground fault circuit interrupter.
- Electrical outlet(s) in all bathrooms and powder room include ground fault interrupter. Bedroom plugs include arc fault circuit interrupters.
- Overhead ceiling fixture in kitchen and breakfast area, foyer, dining room, hallway, bedrooms and above grade laundry area. Living and great/family rooms include one switch-controlled receptacle. Switch controlled lighting in basement areas.

- Interconnected smoke alarms installed as per the Ontario Building Code, complete with Carbon Monoxide alarm where a finished bedroom is located.
- Electric button operated door chime at front door entry.
- Roughed in RG-6 cable (2) outlet, in family/great room, and master bedroom as per plan.
- Roughed in telephone wire (3) one in Kitchen, one in Master bedroom and one in family/great room as per plan.
- Roughed in vacuum outlets (all pipes drop to basement). Dedicated electrical receptacle in garage for future vacuum installation.
- Decora style white switches and plugs installed throughout finished areas.

PAINTING:

- Low VOC paint on interior walls throughout finished areas, Purchaser's selection of one color throughout.
- Interior trim and doors to be painted with a cool white semi-gloss low VOC paint.
- Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms, and finished laundry room which shall be finished in a smooth ceiling. All closet ceilings shall be sprayed with a stipple finish without border.

FLOORING:

- Purchaser's choice of ceramic floor tile from Vendor's standard selection in foyer, kitchen, breakfast area, powder room, all bathrooms and finished laundry room as shown on floor plan.
- 35-ounce polyester broadloom, one color throughout with 10mm chip foam under pad as per plan.

ENERGY & WATER EFFICIENT COMPONENTS:

- Exterior walls to be completed in R-22 batt insulation, R-50 blown cellulose insulation in attic. Spray foam insulation applied to R-31 below exposed livable areas, overhangs and cantilevered areas.
- Basement exterior walls to be insulated to full height, (within 200mm of basement floor), with R-20 insulation.
- Low E glazing on windows with Argon gas filled thermo pane windows with warm edge spacer. Standard Basement windows shall include Low E glazing.
- High Efficiency AFEU 94%, gas furnace fitted with an ECMs (electronically commutated motor).
- Heat Recovery Ventilator, for fresh air exchange (HRV) 60% EF sensible recovery, simplified installation interlocked with the furnace.
- Energy Star compliant programmable thermostat.
- High efficiency Insulated Hot Water Heater or RC80 Rinnai Condensing Tankless water heater as selected by Vendor. Purchaser shall complete rental agreements prior to closing.
- Ductwork sized for future air conditioning installation. Transverse joints of supply ductwork to be sealed with tape.
- All faucets and showers to include increased water efficient technology. Shower Faucets 7.6 LPM, Lavatory 5.87 LPM.
- Low-Flow Toilets 4.8 LPF.
- Home to be completed in accordance to the Tier 1 Toronto Green Standard.