



STANDARD FEATURES

Foundation

- 8" poured concrete wall on concrete footing; weeping tile around perimeter, in stone drainage bed connected to sump pump with safety drain
- Foundation wall damp-proofed with Delta membrane
- Poured concrete basement floor over stone base
- Steel reinforced concrete garage floor over stone base
- Concrete sealed on porch & exposed garage floor

Exterior Wall Finish

- Vinyl siding, with aluminum soffits, fascia, eaves and downspouts, accent trim as per plan elevations
- Exterior colours and finishes are pre-determined and cannot be altered.
- **Engraved address stone above garage door**
- Brick and stone skirt front only, from builder's pre-determined exterior finishes

Framing

- Support bearings to be with I-beams on teleposts
- 5/8" Tongue and Grooved OSB Sheeting sanded and screwed
- **Ceramic flooring on 12" centres**
- 2" x 6" wood studding used for above grade exterior walls, 2" x 4" wood studding used for interior walls
- 2" x 4" wood stud framing with 7/16" aspenite wall sheathing on garage walls
- engineered roof trusses with 3/8" plywood
- Factory built wood stairs (basement stairs are unfinished)

Insulation

- Above grade - R20 batt insulation in stud wall
- Basement - R8 to 2 ft. below grade
- R32 blown insulation above ceiling in attic
- 6 mil super poly vapour barrier

Roof

- Self-sealing **shingles** with 25 year manufacturer's guarantee
- Aluminum drip edge, factory painted valleys

Windows and Exterior Doors

- Maintenance-free vinyl frame windows, insulated double glass with **Sandstone exterior colour and vinyl grills** between glass as per front elevation
- Neutral LoE2tm, Argon gas filled units for superior energy efficiency
- Screens and hardware on operable units
- **Wide 36" Steel insulated metal front door**, complete with **grip set** and deadbolt hardware, as per Builder's sample
- Vinyl wrapped, **insulated steel garage door** with **decorative glass inserts**

Plumbing

- All supply pipes to be plastic, all drain pipes ABS
- Main bathroom to include a **1 piece tub shower combo**
- Ensuite to include one piece acrylic or neo angle shower as per plan
- 6 Litre lined toilet and china bathroom sinks
- Pedestal sink in powder room
- Stainless steel double kitchen sink
- Washerless faucets
- High efficiency rental gas hot water tank (assumed by purchaser)
- Single acrylic laundry tub (may not be applicable to specific plans)
- Laundry washer connections and drain
- Basement rough in for a three piece bathroom
- Dishwasher rough in - supply and waste outlets (under sink)
- **Central Vac rough-in**
- Two exterior water hose taps. One installed in garage & one in rear of home (exterior)

Electrical

- 100 amp service, circuit breaker panel with all copper wiring
- Light fixtures for kitchen/dining/dinette/halls/bathroom/bedroom and exterior doors
- Plug in garage ceiling for future door opener

- Doorbell chime with button at front door
- Stove hood exhaust fan to outside
- Exhaust fans in each bathroom
- Dryer vent to outside and electrical service
- Pre-wire and finished rough ins; 4 telephone outlets, 2 internet (cat-5) outlets, 4 cable television outlets and Cogeco 3 months free services - Digital Select 1 Plus, HD & receiver, high speed internet and digital phone service.
- Decora switches/outlets
- Two exterior electrical outlets (one in front and one in rear)
- Smoke detectors on each level, wired in series. Combination carbon monoxide and smoke alarm by bedrooms

Heating and Cooling

- **Premium High efficiency** natural gas forced air heating system, direct exhaust vent to exterior

Drywall/Paint

- 1/2" finished drywall on walls, 5/8" or 1/2" ceiling board on ceilings of finished living areas, smooth on walls
- Bathroom and closet ceilings smooth, with California knock down textured on all other ceilings
- 1/2" drywall on garage walls and ceilings, taped and painted one coat of primer
- Two colour selection throughout the home, as per builder's samples

Finishing Trim (Interior)

- **"Clermont"** molded 3 panel square textured doors installed with **three hinges**
- Painted wood trim, colonial style, 2-3/4" casing, 4-1/4" baseboard
- Brushed chrome finished interior door knobs, hinges, and deadbolts on exterior steel passage doors

Flooring

- Ceramic flooring in foyer, kitchen, bathrooms and main floor laundry room
- Carpet 32oz Nylon and 26oz Olefin/Polyester, one selection throughout the home

Cabinets/Vanities/Mirrors

- Selected from builder's samples - Wood Oak Recessed Flat Panel, Oak Shaker, or Thermo Foil Raised Panel Doors
- Laminate counter tops that combine beauty, durability and easy maintenance
- Closets organized with wire shelf and rod, and linen closet with shelves only.
- Wall mounted, glass plate mirror in bathroom(s)

Exterior Landscaping

- Patio Stone Walkway to front entry
- Pre-cast concrete step at front door, if required per plan
- **Asphalt Driveway** the width of the garage, base coat only
- **Fully sodded** front, back and side yards
- Legal lot survey and building locate plan provided

• • •

- All specifications to meet or exceed current Ontario building Codes. Plans may be changed in accordance with Government regulations
- Enrolled and guaranteed with the Tarion Warranty Programme
- Where specific suppliers or products are referenced, the builder reserves the right to substitute materials of equivalent or better quality with no notice
- Some specifications or materials listed may not be applicable to specific plans (eg. garages). Refer to floor plans and elevations for specific inclusions
- Customer to select interior colours to extent supplies and materials not already ordered
- Builder reserves the right to situate house on lot
- All allowances quoted include HST net of the New Federal and Provincial Housing Rebate
- Model home may include upgrades not included in standard package

