

# Standard Features



## EXTERIOR FEATURES

1. Architecturally selected and colour coordinated **low maintenance clay brick and/or stone** detailing as per model elevations.
2. Self sealing asphalt shingles with 25 year warranty as applicable to house type and lot type and as incorporated into comprehensive colour scheme as selected by the Vendor.
3. Low maintenance pre-finished vinyl/aluminum soffits, fascia, eavestrough, downspouts. Colour as applicable to colour scheme selected by the Vendor.
4. Foam injected insulated **metal front door(s) with glass insert(s)** as applicable to model type and elevation.
5. Exterior front entry package including black grip set, black oversized coach light(s).
6. Energy efficient low-E coated argon gas-filled PVC windows. All operable windows to have screens.
7. Vinyl windows in basement.
8. Painted sectional roll-up weather resistant cladwood barn-style garage door(s) as applicable to model type and elevation.
9. One exterior weatherproof electrical duplex outlet at rear elevation.
10. Exterior water service tap complete with internal shut-off at rear.
11. Concrete entry porches to house as individually detailed for model type and elevation.
12. **Paved driveway.** Vendor will not be responsible for tire marks.
13. Front and rear of lots to be completely sodded.
14. **Insulation on all exterior walls to be a minimum of R22; attic to be minimum of R50 cellulose insulation; room over garages or open below to outside insulated with R31 foam. Basement insulated with R12 basement blanket (8" from basement slab) complete with moisture barrier.**

## STRUCTURAL FEATURES

1. Approximately **9 foot high first floor partitions.**
2. Poured concrete basement walls and floors complete with weeping tile, damproofing, and planton membrane system.
3. Wood frame exterior wall construction with insulation package to meet or exceed OBC requirements.
4. 5/8" tongue and groove sub floor nailed, sanded and screwed to floor framing.
5. **Cold room with insulated door in basement** as applicable to model type (does not apply to 34' Classic Collection).

## MECHANICAL, ELECTRICAL & PLUMBING FEATURES

1. **Better Than Code (BTC) construction is a government-approved rating system that ensure homes are built 15% more energy efficient than the current Ontario Building Code. Each home is inspected by a 3rd party energy evaluator for validation.**
2. High efficiency forced air gas furnace with **programmable thermostat.**
3. Sealed duct work cleaned prior to closing. Additional new filter provided.
4. Duct work rough-in installation for central air-conditioning.
5. Central vacuum system roughed-in.
6. Gas hot water tank on a rental basis.
7. **Gas fireplace with mantel** as applicable to model type.
8. 100 amp electrical service with circuit breaker panel. All copper wiring throughout.
9. Heavy duty plug receptacle/service for stove and dryer.
10. Ceiling plug(s) for future garage door opener(s).
11. Strategically placed, hard wired smoke detectors.
12. Strategically placed, hard wired carbon monoxide detector.
13. Designer strip bar lighting to all bathrooms.
14. Pre-wiring for telephone in master bedroom, family room and kitchen.

15. Pre-wiring for cable TV in family room and master bedroom.
16. **Eco-vent exhaust fans** to all bathrooms vented to exterior.
17. Interior light fixtures to be selected by Vendor. Ceiling fixtures to all bedrooms. Dining room ceiling outlet to be capped only. No ceiling outlets in living room or family room.
18. Duct hood fan in kitchen over stove vented to exterior.
19. Door chime. Wiring and chime included.
20. Rough-in plumbing for future dishwasher at dishwasher opening.
21. Stainless steel kitchen sink, complete with single lever faucet.
22. Delta single lever faucet in all vanities from Vendors sample.
23. White plumbing fixtures to all bathrooms and washrooms.
24. Single fibreglass laundry tub as per model type.
25. Temperature control to all shower heads.
26. **Five (5) foot oversized tub and/or oversized showers** in bathrooms on model types as specifically shown.
27. **Future proof ready for solar piping.**
28. Rough-in **"Smart Wire"** ready bundle at choice of single location. See agents for more information.
29. High efficiency **Heat Recovery Ventilator (HRV).**
30. Basements come equipped with **Drain Water Heat Recovery system (DWHR)** to recover and reuse lost energy.

## INTERIOR FINISHING FEATURES

1. Main floor stair to have **oak veneer stringers, oak treads, oak nosing & oak veneer risers** from first to second floor.
2. Choice of colonial or missionary style **premium solid oak pickets** to stairs complete with **oak handrails to main staircase.** Finished in natural colour.
3. Painted basement stairs unless otherwise indicated on plan.
4. Sliders to all closets as applicable to model type.
5. **Top quality 2 3/4" x 4 1/4" aristocrat trim** around windows throughout and on main floor doors and main floor arches (excludes closets with sliders). All trim to be painted white.
6. **Choice of themed interior door designs** from Vendors samples.
7. **Lever handles in satin nickel** colour throughout interior doors.
8. **Vanity complete with mirror in main floor powder room.**
9. Quality kitchen cabinets and vanities. All countertops to be laminate except kitchen.
10. **Granite countertop** in kitchen with overmount sink and **vegetable spray faucet.**
11. Breakfast bars in kitchen as applicable to model type.
12. Mirrors over all vanities.
13. Imported ceramic tiles to walls of all standard bathtub enclosures or tiled showers (as applicable) to full height of tub enclosure (ceiling not included).
14. Imported ceramic flooring in laundry room.
15. **Choice of flooring throughout main floor.** Choose from 2 1/4" strip hardwood floor in natural finish or 40 oz. high quality broadloom including 1/2" foam underpad or imported ceramic tile. High quality 40 oz. carpet on second floor and in main floor bedrooms in bungalows.
16. Stippled finish to all first and second floor ceilings, except kitchen, washrooms and laundry rooms as applicable to model type.
17. Interior walls (excluding basement and garage) to be decorated in flat latex paint with on coat primer and one final coat in choice of colour from Vendors heritage colour samples. Kitchen, laundry, bathrooms and wood trim are finished in semi-gloss.

Specifications, Terms & Conditions are subject to change without notice. E.&O.E.

January 28, 2015