



Estate Lot Designs Heritage Plus Features



WARRANTY

- 7 year Tarion, in accordance with the "Ontario New Home Warranties Plan Act" specifications*

CONCRETE

- Poured concrete basement walls and floor including exterior drainage membrane
- Poured concrete front porch and garage floors
- Pre-cast concrete walk and steps to front entrance

DOORS AND WINDOWS

- **All windows are high efficiency Low E Argon, gas filled maintenance free vinyl clad, split finish (white interior coloured exterior from Vendor's samples)**
- **High efficiency Low E Argon Terrace doors as indicated**

- Fiberglass faux wood, insulated Front Entry Door stained from vendor's colour package, with grip set dead bolt lock hardware
- **Insulated steel exterior doors other than front entry door(s)**
- Sectional insulated garage door (where applicable), chosen from Vendor's samples & colours
- Screens on all operating windows and terrace doors
- Main level terrace doors on walkout lots will be blocked to limit travel unless Purchaser exercises deck option

ELECTRICAL

- Three exterior waterproof electrical outlets
- **Wireless electricity usage and greenhouse gas emissions monitor**
- **Compact Fluorescent light bulbs in all compatible fixtures**
- \$2,000 lighting allowance at Vendor selected lighting supplier (all fixtures must be CSA approved)
- Decora light switches and plugs throughout (available in white, almond or ivory)
- 200 Amp electrical service with breaker panel and copper wiring
- Belt drive garage door opener(s) installed as required including 2 remotes and an exterior key pad installed on exterior garage door frame
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Doorbell
- Heavy duty cable outlet for electric dryer and stove
- Hydro services to be located as per Public Utilities Commission specifications

MECHANICAL

- **ENERGY STAR® qualified High efficiency Lennox forced air, gas furnace with ECM blower motor and dual stage heat exchanger vented to exterior**

- **All trunk ducts and take-offs within heated boundary are sealed**
- **Fully ducted HRV**
- **14 SEER air conditioning installed (size determined by duct design)**
- **ENERGY STAR® certified programmable thermostat**
- 2 speed ducted Allure 1 exhaust fan in kitchen (available in white, black or stainless)
- **ENERGY STAR® exhaust fan in bathroom(s) vented to exterior,**
- Vent to exterior for dryer
- **Main trunk of furnace constructed from duct-board insulated duct system materials**

PLUMBING

- ABS drains and vents with quiet, durable and non-toxic Cross-link Polyethylene waterlines
- Rental gas hot water tank. The Purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute a rental/finance agreement on or before closing with Reliance Home Comfort
- Double stainless-steel under-mount sink in kitchen
- Water softener installed including pantry faucet at kitchen sink
- Waterline to fridge for future ice maker
- Positemp pressure/temperature control valve in tub/shower units
- Three exterior hose faucets, plumbed with cold, hard water
- Taps for automatic washer
- Single laundry tub
- Neo Round Shower and glass doors or 5' acrylic base with ceramic wall tiles and 3 panel glass doors, in ensuite, as per plan
- One-piece acrylic tub/shower unit complete with cap in main bath
- 5' or 6' acrylic soaker tub in ensuite as per plan

- White bathroom fixtures with under mount basins and chrome faucets – Note: Toilet supplied with insulated tank
- Rough-in water softener including pantry faucet at kitchen sink
- Single handle faucets in kitchen and bathrooms
- Rough-in for future 3 piece bath in basement (waste pipes only as per plan)
- **Drain water heat recovery pipe installed in waste water stack in basement**
- **Ultra low flow toilets**

PAINTING

- All finished walls to be painted off-white (3 coats; 1 coat primer, 2 coat eggshell finish paint)
- Choice of 3 additional paint colours. (Pastel colour only, selected from Vendor's fan deck)
- All small closet ceilings to be painted off-white (2 coats; 1 coat primer, 1 coat semi-gloss paint)

ROUGH-INS

- Rough-in for category 5E telephone line to include 6 locations (compatible for internet)
- Rough-in for cable television with RG6 coaxial to include 6 locations (compatible with internet and digital signals)
- Central vacuum installed in garage complete with one hose
- Rough-in for dishwasher
- Pre-wired for future security to include roughin for sensors on all exterior doors and motion detector(s) for main and basement levels
- Natural gas rough-in for future BBQ in rear yard, including quick disconnect
- Natural gas rough-in for future gas stove and dryer including electrical receptacle(s)



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INSULATION AND DRYWALL

- **House fully insulated to meet insulation values established by the Ontario Building Code for Zone #1 (exterior walls above grade - R-25, attics - R-50, cathedral ceilings - R-32, exposed floor insulation - R-32)**
- **Exterior basement wall R-12 full height fiberglass blanket wrap insulation, covered with poly vapour barrier**
- Moisture resistant drywall to all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout finished areas except small closets
- Insulated Garage to be completely drywalled and painted (paint to be one of the selected colours from interior of the house)

CABINETRY

- Crown molding on upper cabinets of kitchen cabinetry
- Kitchen and vanity cabinets to be selected from samples provided by the Vendor
- Under-cabinet lighting and valance controlled by one switch
- Granite or Quartz countertops (group 2) in all kitchen and baths, chosen from Vendor's samples
- Tumbled marble or natural stone backsplash in kitchen as per plan, chosen from Vendor's samples

INTERIOR TRIM / HARDWARE

- Beveled edge Vanity mirrors in all bath and powder rooms
- All exterior passage doors with deadbolts

- Elegant 7" colonial baseboard with 3" casing
- 5" Crown molding in living room, dining room and foyer
- Wire shelves in all closets and linen closets
- Chrome finished towel bars and paper holders in bathroom(s)
- All interior and exterior hardware pre-selected by the Vendor
- Polished brass or satin nickel interior lever door handles with gripset and kickplate on front entry door
- Natural Oak handrails and stairs in main staircase with spindles, where applicable
- Series 800 "Clermont" doors, including swing doors with 1/2 jamba on all closets

FLOORING

- 3/4" tongue and groove high performance OSB subfloors, nailed and screwed to floor joists
- Ceramic throughout as indicated on plan to be selected from Vendor's samples
- 3 1/4" select-and-better natural oak hardwood flooring in living room and dining room as per plan, as per Vendor's sample
- 50 oz. broadloom carpet with 7 lb underpad throughout as indicated on plan to be selected from Vendor's samples

EXTERIOR

- Basement exterior walls wrapped with drainage membrane
- **50 year double layer laminate fiberglass architectural designed self-sealing asphalt roof shingles**
- Maintenance free soffits, fascia, eavestrough and downspouts
- All windows and exterior door frames caulked
- 12x24" Address stone chosen from Vendor's samples

- Stone, Brick and non-brick maintenance free materials as per architectural drawings. All materials chosen from Vendor's predetermined colour packages. Choice of colours cannot be identical to any house within 3 lots on either side

LANDSCAPING / DRIVEWAY

- Double Paved driveway (vendor not responsible for future settlement)
- Lot graded and fully sodded

MISCELLANEOUS

- 9'0" ceiling on main floor and 8'0" ceiling on second floor
- Premises cleaned at completion
- All ducting to be cleaned upon completion
- At the sole discretion of the Vendor a "Builders" name stone may be installed on the home
- All underground utilities are fully paid for by the developer, except if modified by the Purchaser
- Surveyor's Real Property Report is prepared for Purchaser at closing
- Due to City or Hydro service locations, Purchaser will be notified if it becomes necessary to reverse the driveway location and floorplan, which the parties acknowledge the Vendor has the right to do
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule will be included in the construction of the home unless specifically agreed to in writing by the Vendor
- **Air leakage less than 0.2 cfm 50/sq.ft. tested by ENERGY STAR® certified Third Party technician**

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and the TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially.

All drawings are Artist's concepts and may vary slightly from the final product. E&OE actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARION rules, and does not include garage or basement areas. Drawings may show optional features which may not be included in the Base Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Garage man door location may vary subject to grade. In an ongoing review of our homeowner's needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

Specifications subject to change without notice.
October 13, 2009



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