



Executive Townhomes Features & Finishes

CONDOMINIUM COLLECTION

WARRANTY

- All Homes are warranted by Tarion with 7 year coverage against major structural defects *
- All units are ENERGY STAR® certified

CONCRETE

- Poured concrete basement walls and floor
- Poured concrete front porch and garage floors (where applicable)
- 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
- Sliding, high efficiency Low E Argon glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)
- Sectional insulated garage door preselected from Vendor's samples & colours
- Screens on all operating windows and patio doors
- Main level patio doors more than 24" off the ground will be disengaged, unless Purchaser exercises deck option

MECHANICAL

- High Efficiency natural gas furnace vented to the exterior
- All trunk ducts and take-offs within heated boundary are sealed
- Simplified Heat Recovery Ventilator
- ENERGY STAR® certified programmable thermostats
- ENERGY STAR® exhaust fan in kitchen vented to exterior, 2-speed ducted hood fan in kitchen (available in white or black)
- ENERGY STAR® certified bathroom exhaust fan(s) vented to exterior
- Vent to exterior for dryer
- Vent provided for future exhaust fan in rough in basement bathroom

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 ledgeback sink in kitchen
- Positemp pressure/temperature control valve in tub/shower units

- Two exterior hose faucets
- Taps for automatic washer
- Low flow aerators
- Single laundry tub
- One-piece acrylic tub/shower unit complete with cap
- White bathroom fixtures with chrome faucets
- Dual flush toilets
- Rough-in water softener including pantry faucet at kitchen sink
- Single handle faucets throughout
- 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
- Fiberglass drain pans in laundry room when on 2nd or main floor.

ELECTRICAL

- Two exterior waterproof electrical outlets
- Wireless electricity usage and greenhouse gas emissions monitor
- Compact Fluorescent light bulbs in all compatible fixtures
- Quality electrical light fixtures, interior and exterior
- Decora switches and plugs throughout (available in white, almond or ivory)
- Hardwire standard range hood on separate

line to panel to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)

- Ceiling outlet for garage door opener
- Ceiling lights in all bedrooms
- Capped ceiling outlet for future Purchaser-supplied fixture in dining room as per plan
- 100 Amp. electrical service with breaker panel and copper wiring
- Smoke detector on each level, as per building 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

ROUGH-INS

- Rough-in for category 5E telephone line to a max of 5 locations (compatible for internet)
- Rough-in for cable television with RG6 coaxial to a maximum of 5 locations (compatible with internet and digital signals)
- Rough-in for central vac with drops tied to garage
- Rough-in for dishwasher

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INSULATION AND DRYWALL

- House fully insulated to exceed 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, 4.5" of spray foam)
- Exterior basement walls with R-12 near 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

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bath and powder rooms
- All exterior passage doors with deadbolts
- Chrome finished towel bars and paper holders in bathroom(s)
- All interior and exterior hardware pre-selected by Vendor
- Polished brass or satin nickel interior door-knobs
- Natural Oak handrails in main staircase with spindles, where applicable
- Series 800 "Cheyenne" doors and trim with ½ jamba on all closets

PAINTING

- All finished walls and trim to be painted off-white (2 coats; 1 coat primer, 1 coat paint)

- All small closet ceilings to be painted off-white (2 coats; 1 coat primer, 1 coat paint)

CABINETS

- Kitchen and vanity cabinets and countertops to be selected from samples provided by Vendor
- Cabinets adjusted over stove to accommodate a future OTR microwave (microwave to be supplied and installed by the purchaser after closing)

FLOORING

- 5/8" tongue & groove subfloors, nailed, and screwed to floor joists
- Ceramic tile throughout as indicated on plan to be selected from Vendor's samples
- 40 oz. broadloom carpet with 4 lb. underpad throughout as indicated on plan to be selected from Vendor's samples

EXTERIOR

- 30 year fiberglass laminate asphalt roof shingles
- Maintenance free soffits, fascia, eavestrough, and downspouts
- All windows and exterior door frames caulked
- All materials preselected from Vendor's pre-determined colour packages
- Basement exterior wall sprayed and wrapped with drainage membrane

LANDSCAPING / DRIVEWAY

- Paved driveway (vendor not responsible for future settlement)
- Lot graded and fully sodded
- 10' x 10' precast patio
- 10' long pressure treated privacy fence

MISCELLANEOUS

- Premises cleaned at completion
- 2" x 6" wall construction
- All ducting to be cleaned upon completion
- At the sole discretion of the Vendor a "Builder's" 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 the 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.

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