

STANDARD FEATURES & APPOINTMENTS

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7 YEAR – MAJOR STRUCTURAL DEFECTS
- 2 YEAR – PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE
- 1 YEAR – ALL OTHER ITEMS
- WARRANTY ENROLLMENT TO BE PAID BY PURCHASER AS AN ADJUSTMENT ON CLOSING
- PRE-DELIVERY INSPECTION (PDI) WILL BE CONDUCTED WITH THE BUILDERS' REPRESENTATIVE AND THE PURCHASER (OR DESIGNATE) ON OR BEFORE THE DATE OF POSSESSION
- HOMEOWNER INFORMATION PACKAGE WILL BE DELIVERED TO THE PURCHASER AT OR BEFORE THE PDI

FRAMING/FOUNDATION

- 9" POURED CONCRETE BASEMENT WALLS AT 7'10" H
- POURED CONCRETE FRONT PORCH/STEPS AND GARAGE FLOORS
- 2"X6" EXTERIOR FRAME WALLS WITH 7/16" OSB SHEATHING
- ROOF TO BE ENGINEERED TRUSS SYSTEM
- ¾" HIGH PERFORMANCE T&G SUBFLOOR GLUED AND SCREWED
- 9' CEILINGS-MAIN FLOOR, 8' CEILING ON 2ND FLOOR (IF APPLICABLE)

DOORS AND WINDOWS

- ALL WINDOWS ARE HIGH-EFFICIENCY LOW E ARGON MAINTENANCE-FREE VINYL CLAD (WHITE, TAUPE, SABLE, BLACK)
- HIGH EFFICIENCY LOW E ARGON PATIO SLIDING DOORS (AS INDICATED)
- ALL EXTERIOR DOORS SMOOTH 2 PANEL SQUARE TOP FIBERGLASS INSULATED DOORS W/ALUMINUM FRAMES
- ALL EXTERIOR DOORS TO HAVE DOORKNOB WITH DEAD BOLT
- 1 OPERATING WINDOW PER ROOM WITH STANDARD CRANK AND SCREEN
- DECORATIVE GRILLS ON FRONT ELEVATION ONLY
- INSULATED GARAGE DOOR(S) & OPENER(S) CHOSEN FROM VENDOR'S SAMPLES & COLOURS (NO WINDOWS)

MECHANICAL

- HIGH EFFICIENCY FORCED AIR GAS FURNACE VENTED TO EXTERIOR
- SIMPLIFIED HRV WITH 1 CENTRAL CONTROL
- PROGRAMMABLE THERMOSTAT
- EXHAUST FAN IN BATHROOM(S) - VENTED TO EXTERIOR
- DRYER VENTED TO EXTERIOR
- A/C INCLUDED

PAINTING

- ALL FINISHED WALLS TO BE PAINTED (3 COATS;1 PRIMER, 2 FINISHED)
- CHOICE OF 2 COLOURS. (PASTEL COLOUR ONLY, SELECTED FROM VENDOR'S FAN DECK)
- ALL TRIM TO BE PAINTED SEMI-GLOSS WHITE
- EXTERIOR PAINTING OF FRONT DOOR ONLY

INSULATION AND DRYWALL

- HOUSE FULLY INSULATED TO MEET INSULATION VALUES OF OBC
- WALLS ABOVE GRADE R22 ATTIC R-60
- BASEMENT EXTERIOR WALLS R-20 BLANKET TO THE FLOOR
- GARAGE FULLY INSULATED WITH R12 WALLS & R20 IN CEILINGS
- TILE BACKER BOARD IN ALL BATHTUB/SHOWER TILED WALLS
- CALIFORNIA CEILINGS THROUGHOUT HOUSE
- GARAGE TO BE COMPLETELY DRYWALLED, TAPED AND PRIMED

INTERIOR TRIM/HARDWARE

- COLONIAL 5 ¼" BASEBOARDS WITH 2 ¾" CASING
- MDF/WOOD SHELVING IN ALL CLOSETS WITH METAL RODS
- INTERIOR & EXTERIOR HARDWARE- WEISER TROY KNOB SET
- NATURAL RED OAK HANDRAILS WITH SPINDLES
- CARPET GRADE STAIRS TO BASEMENT AND UPSTAIRS IF APPLICABLE
- 2 PANEL SQUARE TOP INTERIOR DOORS

CABINETRY

- MAPLE, OAK, OR MDF CABINETS & DOORS
- DOOR STYLE TO BE SELECTED FROM VENDOR'S LINE
- GRANITE COUNTERTOPS IN THE KITCHEN & BATHROOMS FROM BUILDER SAMPLES UP TO GROUP 3
- LAMINATE COUNTERTOPS IN ALL BATHROOMS FROM BUILDER SAMPLES
- KITCHEN INCLUDES; #3 CROWN, 42" H UPPERS, BUILT OUT FRIDGE, 1 SET OF DEEP DRAWERS, CORNER UPPER, LIGHT VALANCE, SOFT CLOSE DOORS AND DRAWERS
- CABINET ALLOWANCE AS PER PURCHASE AGREEMENT – ANY OPTIONS ARE EXTRA COST

PLUMBING/BATHROOMS

- ABS DRAIN AND VENTS
- ½" WIRSBO WATERLINES WITH SHUT OFFS TO ALL FIXTURES
- RENTED GAS HOT WATER TANK. THE PURCHASER ACKNOWLEDGES THAT THE WATER TANK IS RENTED AND WILL ASSUME RELIANCE RENTAL AGREEMENT (UNLESS PURCHASED THROUGH THE BUILDER)
- UNDERMOUNT DOUBLE STAINLESS-STEEL SINK IN KITCHEN W/ MOEN CHROME FAUCET
- MOEN POSI-TEMP PRESSURE CONTROL VALVE IN TUB/SHOWER UNIT
- 2 EXTERIOR HOSE BIBS, PLUMBED WITH COLD, HARD WATER
- UTILITY LAUNDRY TUB WITH TAPS & DRAIN FOR WASHING MACHINE (IF APPLICABLE)
- ACRYLIC BASE/TUB WITH TILED WALLS IN ALL BATHS AS PER PLAN
- WHITE CERAMIC DROP-IN OVAL SINK WITH MOEN RIZON CHROME FAUCETS IN BATHROOMS
- ALL TOILETS – KOHLER WELLWORTH ELONGATED TOILETS W/SLOW CLOSE SEATS
- 30"X36" MIRRORS IN ALL BATHROOMS
- ROUGH-IN FOR FUTURE 3PC BATH IN BASEMENT
- AUTOMATIC SUMP PUMP DISCHARGED OUT TO THE EXTERIOR
- DRAIN WATER HEAT RECOVERY PIPE

ELECTRICAL

- 2 EXTERIOR WATERPROOF ELECTRICAL OUTLETS
- LIGHTING FIXTURE ALLOWANCE \$600 BUNGALOW \$1200 2-STOREY
- DECORA LIGHT SWITCHES AND RECEPTACLES THROUGHOUT TO MEET CODE
- CEILING LIGHT ROUGH-IN, IN ALL BEDROOMS, HALLS, BASEMENT AREAS
- SINGLE COACH LIGHT AT SIDE GARAGE AND REAR PATIO DOOR
- 8 INTERIOR POT LIGHTS 2 SHOWER POT LIGHTS, 4 EXTERIOR POT LIGHTS AS PER PLAN
- 200AMP ELECTRICAL SERVICE WITH BREAKER PANEL
- SMOKE/CO DETECTORS AS PER FIRE CODE
- DOORBELL WITH CHIME INCLUDED
- INCLUDES GARAGE DOOR OPENER W/ 1 REMOTE PER DOOR
- 220V OUTLET FOR ELECTRICAL DRYER AND STOVE
- ROUGH-IN FOR 6 PHONE/CABLE OUTLETS
- INCLUDES 3 - 3WAY SWITCHES
- ROUGH-IN FOR CENTRAL VAC
- 3-4 KEYLESS LIGHTS IN UNFINISHED BASEMENT

FLOORING

- CERAMIC TILE IN WET AREAS TO BE SELECTED FROM VENDOR SAMPLES
- FUZION 5" SOLID OR ENGINEERED HARDWOOD FLOORING IN GREAT ROOM, DINING ROOM, KITCHEN TO BE SELECTED FROM VENDOR SAMPLES
- CARPET WITH HIGH DENSITY UNDER-PAD FROM BUILDER SAMPLES IN ALL BEDROOMS, STAIR AND LANDING/HALLWAYS

EXTERIOR

- BASEMENT EXTERIOR WALLS TO BE DAMP PROOFED WITH DRAINAGE MEMBRANE
- SHOULDICE/CANADA BRICK ON ALL MAIN FLOOR ELEVATIONS
- CAMBRIDGE IKO LIMITED LIFETIME MANUFACTURER WARRANTY SHINGLES WITH FULL SYNTHETIC UNDERLAY, ICE AND WATER IN VALLEYS.
- ALUMINUM SOFFITS, FASCIA, EAVES TROUGH & DOWNSPOUTS
- HORIZONTAL SIDING IN ALL GABLES AND 2ND LEVEL ELEVATIONS (IF APPLICABLE)
- ALL WINDOWS AND EXTERIOR DOOR FRAMES CAULKED
- 12X12 ADDRESS STONE CHOSEN FROM VENDOR SAMPLES

LANDSCAPING/DRIVEWAY

- CONCRETE DRIVEWAY (FROM MIN. SETBACKS) W/WALKWAY AND STEP(S) TO FRONT ENTRANCE ONLY
- LOT GRADED WITH TOPSOIL COMPLETE WITH SOD
- NUMBER OF STEPS AT FRONT AND REAR MAY VARY FROM THAT SHOWN ACCORDING TO GRADING CONDITIONS AND MUNICIPAL REQUIREMENTS
- A MODEL HOME LANDSCAPING IS NOT REPRESENTATIVE OF THE STANDARD LANDSCAPING PACKAGE BUT HAS BEEN CUSTOMIZED TO DEMONSTRATE WHAT CAN BE DONE TO INDIVIDUALIZE EACH YARD. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O.E. 2024.
- 1-3" CALLIPER TREE TO BE PLANTED IN THE YARD (TBD BY THE DEVELOPER)

MISCELLANEOUS

- VENDOR RESERVES THE RIGHT TO MAKE SUBSTITUTIONS TO PRODUCTS AND SUPPLIERS OF EQUAL OR BETTER QUALITY IF NECESSARY
- HOUSE CLEANED AT COMPLETION
- SURVEYOR'S REAL PROPERTY REPORT IS PREPARED FOR PURCHASER AT CLOSING
- CEILINGS & WALLS MAY BE MODIFIED TO ACCOMMODATE MECHANICAL AND ELECTRICAL SYSTEMS I.E. BULKHEADS, PIPE CHASES, DROP CEILINGS
- THE SPECIFICATIONS IN THIS SCHEDULE ARE THE SPECIFICATIONS TO WHICH THE HOME WILL BE CONSTRUCTED. NO SPECIFICATIONS OF ANY MODEL HOME SCHEDULE WILL BE INCLUDED IN THE CONSTRUCTION OF THE HOME UNLESS SPECIFICALLY AGREED TO IN WRITING BY THE VENDOR AND DETAILED IN THE APS
- RESTRICTIVE SUBDIVISION COVENANTS TO BE IMPLEMENTED-INQUIRE FOR DETAILS-
- **PURCHASE PRICE INCLUDES ALL ABOVE SPECIFICATIONS LISTED - UNLESS THEY ARE INCLUDED ON ATTACHED APS SCHEDULE**