

FEATURES & FINISHES

DISTINCTIVE CONSTRUCTION AND EXTERIOR FEATURES:

1. Wood Frame Construction with clay or calcite brick veneer and/or stone exterior in conjunction with quality trim details and architectural accents as per elevations and plans. All materials and colours are architecturally controlled for the purpose of providing a harmonious streetscape.
2. Ground Floor Nine foot ceilings where possible (except at dropped ceilings areas as required by mechanicals). Eight foot ceilings on second floor.
3. Engineered Floor Systems.
4. Subfloors shall be sanded at joints and screwed and glued (weather permitting) to assist in reducing floor squeaks.
5. (a) White vinyl casement and low-E argon filled energy-efficient windows as per plans. Pre-finished white grills as per elevation.
(b) 8 Foot high maintenance-free, white pre-finished vinyl, low-E argon filled thermo pane sliding patio door.
(c) Front entry door(s) as per plans will be thermal insulated steel including vinyl clad frames. All other swing doors to be thermal insulated steel.
(d) Front entry doors have windows for additional light as per plan.
6. Pre-finished maintenance-free soffits, fascia, eavestroughs and downspouts. All exterior woodwork, except decks and stairs, to be painted.
7. Poured concrete foundation with a drainage membrane to assist in protection from water penetration.
8. (a) All exterior walls above grade to be 2" x 6" with insulating sheathing to provide R25 rating. Basement walls to have R20 insulation. Ceilings of attic areas to have R50 insulation.
(b) Foam spray insulation at floors requiring insulation and around all windows and doors to help prevent air infiltration.
(c) SEMIS- Framed party-walls with sound attenuation and fire-retardant drywall.
9. Embossed sectional garage door(s)
10. (a) Interior garage access as per plans and/or grade permitting, complete with safety door closure. If the grade does not permit the door the Vendor shall not install the door and shall not issue a credit to the Purchaser.
(b) Front vestibule may be sunken at Vendor's Sole discretion in order to reduce number of exterior steps due to required grading of Lot.
(c) Exterior side door access as per plans and/or grade permitting. If grade does not permit the door the Vendor shall not install the door and shall not issue a credit to the Purchaser.
11. Two exterior water taps to be installed (one tap in garage and one at rear of home)
12. Fully sodded front and rear yards, the Lot will be graded to the requirements of the authority having jurisdiction.
13. Two-coat driveway. Driveway to be paved with base first coat. Finish second coat to be installed within 12 months thereafter
14. Pre-cast concrete patio slab walkway from driveway to front porch including precast steps at front or rear doors where applicable.
15. Sod, asphalt and walkways are in accordance with approved landscape plans.
17. Self sealing quality asphalt roof shingles.
18. Custom address plaque with residence number.
19. Poured concrete garage floors with reinforcing.
20. Garages to be fully drywalled.

SUPERIOR INTERIOR FEATURES:

21. Colonial interior trim with 800 Series deep embossed 6 panel colonist doors, 2 3/4" colonial casing and 4" baseboards.
22. Interior door knobs to have satin nickel finish with matching hinges.
23. (a) 3" oak handrail & 1 3/4" pickets are natural finish on all staircases above door leading to basement. SEMIS shall include 2 5/8" handrail & 1 5/16" pickets
(b) All interior staircases are natural finished oak stairs above door leading to basement.
24. (a) Direct vent, single sided gas fireplaces for SINGLES only. Gas fireplaces are not included with SEMIS.
(b) Marble surround and paint-grade formal mantle.
25. (a) Interior walls including Kitchen, Bathrooms and Laundry room to be finished with washable flat paint. Purchaser to have the choice from four paint colours from Vendor's standard samples. One colour choice throughout.
(b) Interior doors and trim will be finished with semi-gloss white paint.
(c) Ceilings in all rooms will be texture finished with smooth borders except kitchen, finished laundry rooms and bathrooms which will be smooth finish. Vaulted ceilings do not receive smooth borders.
26. 40oz. wear-resistant wall to wall broadloom on 1/2" underpad on upper level hallways and all bedrooms as per plans (excluding tiled areas)
27. 12" x 12" or 13" x 13" ceramic floor tile in vestibule, foyer, powder room, kitchen, breakfast room, all bathrooms and finished laundry rooms.
28. Laundry area to include a 2-door upper storage cabinet, as per plans. Freestanding laundry tub.
29. Smooth wood columns and french doors with silver mullions and bevelled glass inserts where applicable as shown on plans.
30. Pre-finished closet shelving throughout including linen closets and kitchen walk-in pantries as per plans.
31. Pre-finished 2 1/4" x 3/4" natural finish oak hardwood flooring on Main Level (where applicable excluding tiled areas) as per plan.

KITCHEN AND BATHROOM FEATURES:

32. Kitchen includes:
 - (a) White Range hood with 6" duct to the exterior;
 - (b) Quality furniture finish cabinets with laminate countertops;
 - (c) Island, pantry and breakfast bar as per plans;
 - (d) Kitchen faucet with pull out spray;
 - (e) Extended Height Upper Cabinets (with bulkhead above only if required for mechanical purpose).
 - (f) Open under counter area for future dishwasher (cabinet not provided).
 - (g) Double stainless steel ledgeback sink.
33. Single lever faucets (with exception of laundry) and pressure balanced shower controls.
34. Main bathrooms and secondary ensuite bathrooms as per plans include:
 - (a) Vanity with laminate countertop and polished edged mirror;
 - (b) White bath fixtures;
 - (c) Tub enclosure to include ceramic wall tile to ceiling (not including ceiling);
35. Master ensuite bathroom includes:
 - (a) Vanity with laminate countertop and polished edge mirror;
 - (b) White bath fixtures;

- (c) White acrylic tub, as shown on plans with ceramic tile skirt, deck and splash;
- (d) Separate shower stall as per plans to include ceramic wall tile on shower walls to ceiling (not including ceiling), white acrylic base, shower light and clear glass shower door with chrome finish.
36. Powder room includes:
 - (a) White pedestal basin;
 - (b) Oval mirror;
37. White coordinated ceramic accessories in all bathrooms.
38. Low water consumption toilets.
39. Rough-in drains for future 3 piece bathroom in basement.

ELECTRICAL AND MECHANICAL FEATURES:

39. 100-amp service with heavy duty copper wiring and fuseless circuit breakers.
40. Rough-in of five (5) RG6 coaxial cable outlets. This will provide the capability for future high-speed internet access, personal communications services and digital television. The Purchaser is to arrange finishing details directly with cable company after Closing.
41. Rough-in of three (3) telephone outlets. The Purchaser is to arrange finishing details directly with phone company after Closing.
42. Rough-in for future central vacuum system with adjacent electrical outlet(s), vacuum pipes extended to basement.
43. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one at rear and one at front of home.
44. Early warning smoke detectors installed on each floor level including basement.
45. Carbon monoxide detectors installed as per code.
46. (a) Light fixture package to be installed throughout, excluding Dining, Living, Family & Great rooms.
(b) Switched plug in Living, Family, and Great rooms.
(c) Vanity lighting in all bathrooms and powder room.
(d) Centre ceiling light fixture in all bedrooms.
(e) Capped ceiling light rough-in for dining room.
47. Draft resistant electrical boxes at exterior walls.
48. White decora switches and receptacles.
49. Gas fired high-efficiency forced-air furnace with electronic ignition, location may vary from that shown.
51. Exhaust fans vented to exterior in all bathrooms.
52. Installation of a glass-lined power vented hot water heater supplied on a rental basis. The Purchaser agrees to enter into a rental contract to commence on occupancy of the home.
54. Rough-in plumbing and electrical for future dishwasher.
55. Electric door chime at front & rear doors.
56. Switched soffit plug at front porch ceiling for future outdoor lights.
57. Professionally cleaned ductwork.

ENHANCED SECURITY FEATURES:

58. Fully installed security system included at the Purchaser's option when 3 years of monitoring service is ordered prior to construction.
59. Deadbolts on all exterior swing doors