



Standard Features

Picture Homes

Exterior & Structure

- Natural clay brick in pre-selected colour combinations on front elevations with a combination of brick and maintenance-free siding on side and rear elevations (for Elevation “A” only).
- Exteriors are wood grain maintenance-free vinyl siding with a stone plinth in pre-selected colour combinations on front elevations (Elevation “B” only).
- Elevation “C” to be all clay brick on first and second floors, front, rear and sides with stone on front (as per elevation).
- Maintenance-free aluminum soffits, fascia, eavestroughs and down spouts.
- Lot grading will be to the requirements of the Municipality.
- Fully sodded lot.
- Two exterior lawn service taps (rear and garage).
- Self-sealing “25 year” fiberglass shingles to specially blended colours.
- Driveway surfaced in crushed stone.
- Pre-cast concrete walks to front entry and approximately 45 sq.ft. of patio slabs at patio door.
- “Welcoming” front porches (as per plan).
- Steel Sectional rollup garage door(s) with decorative clear panels (as per elevation).
- Foundations wrapped with drainage membrane to minimize water penetration.
- Steel beam construction where required.
- Superior 2”x6” kiln dried wood exterior construction on all insulated walls.
- Tongue and groove sub-flooring screwed & glued to floor joists.
- 3/8” plywood roof sheathing (not particle board).
- Door from garage to home interior (where permitted by Regulation). May require steps and/or landing (as per plan).
- Side door to home interior (where permitted by Regulation). May require landing and steps (as per plan).
- 8’ Decorative front door with one glass side light.
- Side and/or rear exterior doors to be metal insulated (where applicable).
- Vinyl sliding 6’ patio doors with screen in kitchen (as per plan).



Energy Features

- Building envelope wrapped with Typar/Tyvek air barrier to eliminate drafts.
- Low E-Glass with Argon Vinyl Thermopane Casement Windows with screens on front, side and back of house (excluding basement).
- R-22 insulation in exterior walls above grade.
- R-20 Basement insulation wrap or equal. Insulation maximum 6" above floor with black paper or Typar/Tyvek behind.
- R60 Attic Insulation.
- Upgraded 96% High Efficiency gas furnace with ECM Motor.
- Exterior doors and windows to be foamed. Garage ceiling to be foamed to R31 value where applicable.
- Heat recovery ventilation system (HRV) (Simplified) 75% Efficiency.
- Programmable set back thermostat.
- All supply heat runs to be taped or sealed at joints.
- High Efficient condensing hot water tank.



Electrical

- 32 Circuit 100 amp electrical breaker panel.
- Two waterproof electrical exterior outlets (front porch & rear).
- Electric front door chimes.
- Heavy-duty cable and outlet for stove and dryer (with dryer vent).
- Smoke detector alarm system and Carbon Monoxide Detector (located as per code).
- White Decora light switches throughout interior.
- Pre-wired for Cable T.V. & Telephone. Cable T.V. pre-wiring to Family Room & Primary Bedroom and Telephone pre-wiring to Family Room & Primary Bedroom.
- Builder's standard interior light fixtures in all rooms except in living room and standard exterior fixtures (where applicable).
- Pot light in all ceramic shower stalls.
- Switched outlet provided in the Living Room.
- Ceiling receptacle for future garage door opener (per door).
- 2 USB plate outlets one in Kitchen and one in Primary Bedroom to charge cell phones.



Kitchen, Bathrooms & Laundry

- Finished upgraded Kitchen cabinets with extended uppers for 9' ceilings & bathroom vanities with rolled "arborite" or "formica" tops.
- Breakfast bars as per plan.
- Ceramic backsplash under upper cabinets in kitchen.
- Upper angled corner cabinet in kitchen (as per plan).
- Vanity drawers in all bathrooms (where possible).
- All bathroom sinks to have shut off valves & MOEN taps with pop up.
- Double stainless steel kitchen sink with single lever tap & vegetable spray.
- Hood fan with outside vent above kitchen stove.
- Open space for future dishwasher unit.
- Rough-in plumbing and electrical receptacle for future dishwasher.
- Glass mirrors in all bathrooms.
- Ceramic wall tile to ceiling in bathtub enclosure.
- White bathroom plumbing fixtures with insulated toilet tanks and slow closing seats.
- Laundry tub base cabinet in finished laundry rooms (as per plan), laundry tub in unfinished laundry rooms (as per plan).
- Single upper cupboard in main floor or second floor laundry rooms (as per plan).
- Free Standing Tub in primary ensuite bathroom (as per plan) excluding 30' plans, 37-PP2, 40-PP5, and 40-PP1 plans.
- Separate ceramic shower stall with aluminum framed glass door and enclosure in primary ensuite bathrooms (as per plan).
- Ceramic bathroom accessories in all bathrooms (at homeowners request).
- Pedestal Sink in Powder Room (as per plan).
- Positemp pressure temperature balance valves for all showers.
- Rough-in 3 piece in basement (as per plan).



Interior Finishing

- 9' ceiling on main floor (standard) including Patio Door Glass Transom for additional light (as per plan).
- Direct vent gas fireplace with white cabinet (as per plan).
- Ceramic tile on floor of Front Entry, Kitchen, Laundry and all Bathrooms.
- Builder's standard 40 oz. Carpet with 7/16" chipfoam under pad. Upper Floor, stairs, and all bedrooms.
- Choice of laminate flooring on ground floor non-ceramic areas for 30' plans. Choice of prefinished Hardwood flooring on ground floor non-ceramic areas. 37', 40' & 50' plans. (Excluding all Bedrooms).
- Solid oak handrails and pickets with natural finish on carpeted main staircase.
- Oak nosing under spindles (as per plan).
- Interior walls decorated with matte finish paint, with one coat primer and one finish coat in off white. All colonial doors, interior columns, base boards, casing and trim are painted in white.
- Decorative 2 panel (Carrera) smooth finish interior doors with "Colonial trim" & 4 1/4" baseboard and 2 3/4" Classic casing.
- Decorative "Colonial wood" trim archways (painted white).
- Satin Nickel front door grip set with interior door knobs & hardware.
- Sprayed stipple ceilings with 4" smooth border in all rooms except kitchen, bathrooms and laundry.
- Coffered ceilings (as per plan).
- 9' Tray Ceilings in Master Bedrooms. 37', 40', & 50' plans (excluding 40-PP4B and 40-PP10B).



Purchaser Acknowledges

- All exterior colours and finishes are pre-selected by the Vendor's architect and may be subject to controls imposed by the Municipality and/or the Developer.
- Purchaser to have choice of interior colours from the Vendor's standard samples, provided that they are not already installed or ordered.
- Specifications may vary slightly from brochure and/or blueprints.
- Variations from the Vendor's samples may occur in bricks, siding, finishing materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before Closing Date.
- The Vendor shall not be liable for any damaged or diseased trees however caused and the Purchaser assumes full responsibility for the care, removal and replacement of trees.
- Where applicable, steps may vary at any exterior or interior entrance way due to grading variance.
- When selecting a house already under construction the Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and purchaser agrees to accept such changes as constructed.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and services which may not be included in the standard model type. Most additional features on display in the model homes are available as extras.
- The Purchaser acknowledges that there will be a variance in floor levels as a result of different finishing materials.
- The Purchaser acknowledges that settlement may occur due to soil disturbances around the house to walkways, driveways and sodded areas. All minor settlements are the responsibility of the Purchaser. The Vendor will rectify any settlements, that are in its unfettered discretion deemed major, on a one time basis only, and such work, unless of an emergency nature, is to be completed when seasonally feasible.
- Requests by the Purchaser for homeowner service will not be processed by the Vendor unless such request is in writing and in compliance with the procedures established by Tarion, except for emergency service such as no heat, water or hydro.
- The Purchaser acknowledges that if the lot requires a deck, landing or stairs with more than 3 risers, it shall be the sole responsibility of the Purchaser to supply and install the deck, landing or stairs at their own expense after closing of this transaction (excluding front steps & steps from garage to house).
- Location of sidewalks may vary from site plan.
- Standard features may vary from site to site.*



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