

CUSTOM QUALITY CONSTRUCTION AND EXTERIOR

1. Pre-Cast concrete sill (as per elevations where applicable).
2. Elegant exterior finishing, including Clay Brick and maintenance free Vinyl Siding, veneer stone and EIFS Stucco system, colonial columns, verandahs, decorative trims (as per elevations where applicable) as per plan.
3. Low maintenance aluminium eavestrough, downspouts, fascia, and soffits.
4. 25-year manufacturer's limited warranty on roof shingles.
5. 2" x 6" exterior wood construction.
6. Energy conserving insulation.
7. Exterior walls and ceiling to meet or surpass the Ontario Building Code requirements.
8. Poured concrete walls treated and wrapped to ensure waterproof structure.
9. Vinyl thermo-pane casement windows with colonial grills and/or sliding windows on the front elevations (as per elevation where applicable).
10. Vinyl sliding door with screen (as per plan where applicable).
11. Elegant insulated steel front door with brass latch handle grip set and deadbolt (as per plan where applicable).
12. Roll up garage door with window giving natural light in garage (as per elevations).
13. Two hose bibs, one in the garage and one in the rear of the house.
14. Fully sodded and graded lots as per Municipal grade plan with precast patio slabs (as per plan where applicable).
15. Driveway to be base coated by the vendor and topcoat at the purchaser's expense, if selected by purchaser as extra.
16. Two ground fault interrupter exterior electrical receptacles, one on the front porch and one at the rear.
17. Pre-cast concrete slab to front entry. Rear door shall receive pre-cast concrete step except where and as (opening door prevention bracket) required by the authority having jurisdiction.

SPECTACULAR INTERIOR FINISHING

18. Series Classique door throughout including all closet doors with quality hardware from builder's standard samples.
19. Latex paint on walls and semi-gloss white on doors and trim as per Builder's standard samples.
20. Traditional style 4" baseboard throughout.
21. Natural oak handrails and pickets from Builder's standard sample.
22. Tongue and groove sub-flooring to be fastened with screws.
23. Kitchen, Bathroom and Laundry ceilings to have flat finish textured ceilings on the main floor and other rooms.
24. Nine-foot ceiling on the main floor and eight-foot ceiling on second floors (where applicable as per plan).
25. Decorative columns shown as per plan (where applicable).
26. Upgraded quality ceramic tiles in vestibule, Kitchen, Breakfast area, Bathroom, and main floor laundry rooms up to 13" x 13" from Vendor's standard selections (as per plan and availability).
27. High-grade 36oz. carpet wall to wall in designated areas from Builder's standard samples. (as per plan, where applicable)

KITCHEN AND BATHROOMS

28. Upgraded quality cabinetry in the Kitchen, with a wide selection of laminate counter tops from Builder's standard samples.
29. Double stainless-steel kitchen sink with single lever faucet.
30. White exhaust hood fan vented to an exterior 6" duct.
31. Mirrors in all bathrooms over vanities.
32. White ceramic accessories in the Bathroom.
33. Pedestal sink in powder room with a mirror (as per plans).
34. Tub enclosures tiled to ceiling height (where applicable).
35. Tub or Shower in Master Ensuite (as per plan - tub application includes two layers of std. backsplash surround).
36. Choice of vanity cabinets with counter tops from Builder's standard samples (where applicable).

ELECTRICAL AND PLUMBING

37. 200-amp electrical service with copper wiring circuit breaker panel.

38. Exterior and interior light fixtures excluding Living room where applicable to be preselected by the Builder.
39. Smart video doorbell rental included for three years. See Enercare package section for more details.
40. Quality carbon monoxide and smoke detectors as per Ontario Building Code (where applicable).
41. White switches and receptacles throughout.
42. Rough-In for the dishwasher.
43. Recessed light fixture in the Master Ensuite shower stall (as per plan where applicable).
44. Water pressure balancing valves in all showers.
45. Single lever taps in all bathroom and Powder room.
46. Single lever shower control taps in all tubs and showers (where applicable) except for oval tubs.

HEATING AND MECHANICAL

47. High efficiency forced air gas furnace.
48. Ductwork sized for future air-conditioning.
49. High efficiency rental hot water heater.
50. White air vents throughout the home except in the basement.
51. Heat Recovery Ventilation Unit.

ENERCARE PACKAGE

52. Included free of charge for three years is the **Enercare Smarter Homes Essentials Package, including the following:**
 - a. Performance monitoring: HVAC monitoring system alerts you if there is an issue
 - b. Enercare Smarter Home Hub: collects and analyzes data from all your home devices and sends it to your mobile app so you can control all your Enercare Smarter Home products.
 - c. Thermostat: set your home temperature remotely on your desktop or mobile app
 - d. Smart Video Doorbell: See who's on your doorstep, right on your mobile app
 - e. Water Leak Sensor: Leak sensors placed under sinks, water heater, and around dishwasher or washing machine, to alert you on your app if there's a leak
 - f. Equipment rentals include Water Heater HRV, AC, and a furnace or air handler (as per plan).
 - g. Rental program includes all diagnostic, services, parts, labor, bi-annual maintenance check and even complete replacement of rental appliances.
 - h. Homeowners can buyout all or any combination of the installed equipment any time.

GENERAL

The Vendor will enroll the house in the Tarion New Home Warranty Program and the Purchaser agrees to pay Tarion Enrollment Fee.

Where the Purchaser is given a choice of materials or colours, the Purchaser agrees to confirm such choices to the Vendor within 14 days of being requested to do so, otherwise failing which the Vendor will make such choices on behalf of the Purchaser agrees to accept the same.

The Vendor reserves the right to substitute materials of equals or better quality and purchaser agrees to accept the same.

The Purchaser acknowledges that it is at the Vendor's discretion door swings may be different than those indicated on brochures and agrees to accept swings as adjusted at the Vendor's discretion.

A number of steps may vary from shown according to grading conditions and municipal requirements.

Variation in uniformity and colour from Vendor's sample may occur in the finished material (Purchaser agrees to accept the same).

Actual usable floor space and square footage may vary from the stated floor area.