

# QUALITY FEATURES & FINISHES

- 1 Maintenance free vinyl siding, aluminum soffits, fascia, eavestrough.
- 2 Self sealing fiberglass based shingles with 30 YEAR WARRANTY.
- 3 Exterior hose faucet
- 4 Exterior weatherproof electrical outlet.
- 5 Fully sodded lot.
- 6 Paved parking and concrete walkways.
- 7 Moen single lever washerless taps.
- 8 One piece fiberglass bathtub.
- 9 Double stainless steel kitchen sink with ledge.
- 10 Insulated toilet in bathroom.
- 11 Ceramic tile in front entrance.
- 12 Quality broadloom with foam underpad.
- 13 Quality cushion vinyl flooring in kitchen/eating area/laundry/bathroom.
- 14 Vanity width flat mirror in bathroom.
- 15 Vanity light and matching bathroom accessories.
- 16 PEX water pipes and ABS drain throughout.
- 17 Sprayed textured ceilings with 4" smooth border except in cathedral, washroom & utility.
- 18 Painted colonial 800 series doors and trim. 4" colonial baseboards and 2 5/8" colonial casing.
- 19 Quality interior paint – purchaser to have choice of one colour
- 20 Overhead ceiling lights in all bedrooms.
- 21 Smoke detector installed in accordance with Ontario Building Code and Electrical Code.
- 22 Bell telephone and cable pre-wired.
- 23 Heavy-duty plug receptacles for stove in kitchen and for clothes dryer in laundry.
- 24 Outside venting sleeve for clothes dryer.
- 25 Front door chime.
- 26 100 AMP electrical panel with circuit breakers.
- 27 Exterior walls insulated to R29 value, ceilings to R50 value.
- 28 2 x 6 exterior construction.
- 29 Common walls are double 2 x 4 walls with insulation board between, sound batt insulation in both cavities and 5/8" drywall on each side.
- 30 Entire house sealed on exterior walls with heavy duty vapour barriers.
- 31 Vinyl clad factory sealed with Low E Gas windows, maintenance free – no painting required.
- 32 Electric baseboard heat and hot water heater.
- 33 Front entry door to have quality grip set door handle with dead bolt lock.
- 34 Valance lighting in kitchen.

## Note:

- Number of front steps may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process.

## PREMIUM QUALITY WARRANTIES

- 7 years – major structural defects.
  - 2 years – plumbing, heating and electrical systems and building envelope.
  - 1 year – all other items.
- Purchaser agrees to pay the Tarion enrollment fees as an adjustment on closing as well as the purchase of the water meter.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE.  
A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O. E.

