



EXCEPTIONAL QUALITY FEATURES

EXTERIOR

- Poured concrete walls with damp proofing
- 5/8" tongue & groove sub-flooring
- Sub-floor bonded to joists with commercial grade adhesive and screws
- Sub-floors sanded smooth before floor installation
- 2x6 exterior wall construction with foam board
- **Insulation will be upgraded to allow for R-60 in attic, R-25 in the outside walls & basement to be R-20**
- All windows sealed with expandable foam
- Maintenance free aluminum products such as soffit, fascia, eavestrough & downspouts
- Roof sheathing to be a minimum 3/8" plywood with 25-year self-sealing asphalt shingles
- Clay brick, stone & siding choices to be made from builder samples (site architectural control on building colours & exterior details will be strictly enforced)
- Front porch to be poured concrete with non-slip finish

EXTERIOR WINDOWS AND DOORS

- Entry door(s) to be insulated, fiberglass and include brushed nickel hardware.
- Solid vinyl single-hung windows throughout the home with thermopanes. Mullions on front elevation windows only

- Number of windows must never exceed maximum allowable by code
- **Steel sectional garage doors to be primed and painted at factory. Purchaser to choose from Builder samples**
- 5' sliding patio door as per plan
- Pour in place basement windows with vinyl thermopanes
- All windows and doors to be positively sealed with caulking & weather stripping
- Exterior trims and details to be primed, painted and sealed if applicable

PLUMBING AND HEATING

- Quality faucets and white fixtures in all bathrooms
- Double stainless-steel kitchen sink with single lever faucet
- Main floor laundry with tub where applicable
- Location for dishwasher roughed in for plumbing and electrical
- Pressure balanced faucets in all showers and baths
- **Simplified HRV to allow for adequate air exchange**
- Exhaust fan in bathrooms vented to exterior
- Stove exhaust fan with internal light
- High efficiency natural gas furnace with rough-in for central air conditioning. All heat design and layouts are done by certified heating design specialist
- **Rental on demand hot water**
- Two exterior hose bibs

ELECTRICAL

- One-hundred-amp service to circuit breaker panel
- Standard outlet for washing machine, heavy duty outlets for dryer and stove
- Copper wiring throughout home & garage

- Smoke & carbon monoxide detectors to be hard wired for family safety
- Quality light fixtures installed throughout including exterior entrances and garage
- Outlets included for future garage door opener(s)
- Door chime
- Two exterior receptacles, weather sealed & grounded (GFI)
- Pre-wired for one Bell Canada outlet and three cable television receptacles
- All electrical trims (cover plates, switches & plugs) to be white Decora style

INTERIOR FEATURES

- **Each plan will feature architecturally designed ceiling details (raised, vaulted, coffered) as per plan**
- Two-storey homes have 9' ceilings on main floor and 8' ceilings on second level; Bungalows to have 8' ceilings on main floor
- Smooth ceilings throughout the home
- Kitchen & bathroom cabinets to be chosen from Builder samples.
- **Quality interior paint - purchaser to have two colour choices - trim to be painted white**
- Classique or Colonial series interior doors with Brushed Nickel knob hardware
- Paint grade Colonial style trim, 2 3/4" casing and 4" baseboard
- Luxury broadloom with underpad in living, dining, halls and bedrooms selected from Builder's samples.
- **Ceramic tile in the entrance foyer, kitchen, bathrooms and laundry**
- Mirrors in all bathrooms to be wall mounted and Builder's choice
- **Interior stairs to have oak veneer stringers**

- Interior railings to be oak handrails & pickets

EXTERIOR FEATURES

- Lot is to be fully graded for drainage protection, then sodded
- **Driveway to be paved**
- Pre-cast concrete slab walkway from the garage to the front entrance
- Porch railings are only installed when porch height exceeds Ontario Building Code guidelines
- Townhomes and Semis will have pre-selected exteriors

SELECTION OF FEATURES AND COLOURS

- The Builder will exercise architectural controls with regard to exterior colours in order to provide continuity in the streetscape as a whole
- The purchaser shall enjoy one free consultation with the Builder's design consultant to choose colours and materials from samples at the design centre
- The Builder is not responsible for any colour/dye variances after selections have been made

Phone 905 372 4179
Fax 905 372 7705
Website www.stalwoodhomes.ca

