



**EXCEPTIONAL
QUALITY FEATURES
CUSTOM HOMES 1600sqft & UP**

EXTERIOR

- Poured concrete walls with damp proofing & **high-density drainage layer**
- **Engineered floor joists**
- 5/8" tongue & groove sub-flooring
- Sub-floor bonded to joists with commercial grade adhesive & screws
- Sub-floors sanded smooth before floor installation
- 2x6 exterior wall construction with **R-5 foam insulation** board
- **Insulation will be upgraded to allow for R60 in attic, R22 fiberglass batt 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 **40 year limited lifetime warranty fiberglass architectural 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 & include brushed nickel hardware. **Vinyl casement windows** throughout the home with thermopanes. **Mullions on front elevation windows**
- Steel sectional garage doors to be primed & painted at factory. **Openers Included.** Purchaser to choose from Builder samples
- Pour in place basement windows with vinyl thermopanes
- All windows & doors to be positively sealed with caulking & weather stripping
- Exterior trims & details to be primed, painted & sealed if applicable

PLUMBING AND HEATING

- Quality faucets & 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 and installed for plumbing & electrical
- Pressure balanced faucets in all showers & baths
- **Custom tiled ensuite shower on select models**
- **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 & layouts are done by certified heating design specialists
- **Tankless hot water heater (rental) with recirculation pump.**

- Two exterior hose bibs
- Septic system complete

ELECTRICAL

- **Two-hundred-amp service to circuit breaker panel**
- Standard outlet for washing machine, heavy duty outlets for dryer & 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 & garage
- Door chime
- Two exterior receptacles, weather sealed & grounded (GFI)
- Pre-wired for three Bell Canada outlets to go in living room, kitchen & master bedroom and two cable television receptacles to go in living room & master bedroom
- All electrical trims (cover plates, switches & plugs) to be white decora style

INTERIOR FEATURES

- **Bungalows to have 9' ceilings on main floor**
- **Architecturally designed ceiling details (raised, vaulted, coffer) as per plan**
- Smooth ceilings throughout the home
- Kitchen & bathroom cabinets to be chosen from Builder samples. **Décor brand Maple Dovetail construction, soft close drawers & doors, 36" uppers with Crown Molding. Laundry cabinets to be white thermofoil if applicable.**
- **Quartz Countertops throughout**
- 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 & 4" baseboard
- **Luxury flooring allowance as per plan**
- Mirrors in all bathrooms to be wall mounted
- **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 seeded
- Poured concrete slab walkway from the garage to the front entrance
- Porch railings are only installed when porch height exceeds Ontario Building Code guidelines

SELECTION OF FEATURES AND COLOURS

- The builder will exercise architectural controls with regards to exterior colors in order to provide continuity in the streetscape as a whole
- The builder is not responsible for any colour/dye variances after selections have been made

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