

# Features & Finishes



## APPEALING EXTERIOR FEATURES AND STRUCTURAL COMPONENTS

- 3/4" tongue and groove sub-flooring with sanded joints, glued and fastened with screws for additional stability.
- Advanced floor joist system utilizing upgraded Hardwood Flooring.
- PANTHEON builds all insulated exterior walls with 2" X 6" framing.
- Poured concrete basement floors and foundation walls with damp proofing and drainage membrane to walls.
- For economical heating, the home will be insulated in accordance with current Energy Star® guidelines, which exceed the current Ontario Building Code specifications including; full height basement insulation, expanding foam insulation to all garage ceilings with finished areas above, and around all windows and doors.
- Convenient cold cellars complete with steel insulated door, floor drains, as per plan and where grade permits.
- All designs feature 9' 0" ceilings on the main and second floor, except where boxes and bulkheads exist, or where mechanical systems require a dropped ceiling. Many designs have double height features, vaulted and cathedral ceilings, as per plan.
- Prominent usage of architecturally selected and controlled colour coordinated brick, with brick detailing. Stonework and/or stucco as per applicable elevation. Colour, style, materials, and elevations are pre-selected and architecturally controlled to achieve a variety within the streetscape.
- Durable, maintenance free, pre-finished aluminum or soffits, fascia, eavestrough, down pipes, and siding – all colour coordinated.
- Limited life (manufacturer's warranty), self sealing asphalt shingles accenting metal roof details, as per plan.
- Prominent insulated entry door with upgraded brush nickel grip set and deadbolt, featuring glass inserts to front entry door features, as per plan.
- Pre-finished Aluminum or Vinyl railing for both porch (where required by Building Code) and decorative applications.
- Distinguished sectional steel insulated raised panel, garage door with complimenting glass panels (as per plan).
- Quality colour coordinated, Energy Star® labeled vinyl thermopane casement windows throughout (low 'E', argon gas filled). Windows will also come with mullion (bars) as per plan on front elevations, complete with screens on operating windows.
- Selected designs to receive Garden Doors as per plan. All exterior doors include weather stripping.
- Vinyl horizontal sliding basement windows 30" x 16" (approximate). Subject to grade. Window wells as required at the discretion of the Vendor. Purchaser accepts the same.
- The finishing touches of a fully sodded lot are complimented with patterned patio slabs (to front and rear elevations). The basecoat paving is included. All detached homes shall be charged \$1,300.00 for top coat on closing.

## KITCHEN & BATHS

- Quality designed cabinetry with standard quartz counter tops within kitchen (dishwasher space provided) and bathrooms.
- Standard kitchen upper cabinets included in all designs. Pantries, breakfast bars & serveries, as per plan.
- Kitchen faucet to be single lever faucet with pull out vegetable spray.
- Glass shower stalls in Master bathroom, as per plan.
- All bathroom tub and shower enclosures to receive "mould resistant drywall".
- Mirrors over vanities in all bathrooms. All bathroom vanities to have top drawers or a single bank of drawers on double sink vanities, where sizing permits.

## DESIGN CONSCIOUS INTERIOR FINISHES

- Sunken or raised foyer, mud room, laundry room, garage entrance landing as per plan (where permitted or dictated by grade). Purchaser accepts the same.
- Smooth ceilings in all ground floor, laundry room and bathrooms.
- Spray textured stippled ceilings with 4" smooth border throughout balance of home. Walk-in closets to be stippled only - no border.
- Decorative columns and complimenting low wall detail, as per plan. All art niches to have MDF ledge and finished detail.
- Colonial trim with 5" baseboard and 2 3/4" casing to all doorways, windows, and doors. Interior doors to be two panel style.
- Lever type brushed nickel hardware with complimenting hinges. All low walls are trimmed and painted.
- All homes to receive an oak staircase - natural varnish finish (veneer risers and stringers) with oak handrail, wood pickets and newel posts to finished areas, as per plan. All upper hallways to receive oak nosing.
- Direct-Vent gas fireplace with MEDITERRANEAN inspired paint grade mantel on single sided and corner models, as per plan. Where 3 sided fireplaces exist, a painted wood cap shall apply.
- Thoughtful storage considerations with well appointed Linen, Pantries and Mud Room closets, as per plan.
- All interior trim and doors are painted classic white. The interior walls to be painted from your choice of 1 premium paint colour. (From Builders' standard samples)
- Quality home cleaning prior to occupancy, including windows and duct system.

## MECHANICAL & PLUMBING SYSTEMS

- Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate solder contaminants within plumbing system.
- Forced air hi-efficiency Energy Star® gas furnace complete with Energy Star® electronic (programmable) thermostat.
- Energy Star® rated hot water delivery system (on rental basis).
- Ductwork, in basement, to be sealed for better air flow. All duct work is sized to allow for future central air conditioning.
- Energy Star® Heat Recovery Ventilator (HRV) for fresh air exchange, energy efficiency and a healthier home.
- Energy Star® exhaust fans installed in all finished bathrooms.
- Standard white finish, air cleaning kitchen hood fan over stove, vented to the exterior.
- Durable stainless steel top-mounted double ledge back kitchen sink.
- Provisional rough-in for future dishwasher (electrical run from panel to underside of subfloor located at sink).
- Two exterior hose bibs are provided, one at rear (or side) and one in garage.
- Laundry tub includes hot/cold water connections complete with base cabinet for all finished areas (where size permits) for main and/or 2nd floor applications as per plan.
- All shower areas to receive the comfort of pressure balance control valves.
- All sink basins and plumbing fixtures to include the convenience of separate shut-off valves.
- For all 36' and 43' models, a 3-piece rough-in bathroom in basement (location predetermined and may vary from brochure). Optional for townhomes and semis.
- Energy Star® Solar Ready conduit provisions for future use from attic to the basement.
- Low flow shower head and faucet aerators are designed to conserve water while helping the environment.

## CONVENIENT ELECTRICAL APPOINTMENTS

- Black exterior coach lights on front and rear elevations.
- 200 amp electrical service with breaker panel. Weatherproof exterior electrical outlets, one at rear of home and one at the front porch.
- Builder to provide 50 recessed lights in total. Recessed lights to be located in drywalled ceiling only. The 50 allotted recessed lights to not included recessed lights located in millwork.
- 220 volt heavy -duty receptacle for stove and dryer.
- Ground fault indicator receptacles, as per building code.
- The security of hard wired visual smoke detectors on all floors and each bedroom, including lower level, and carbon monoxide detector as per code.
- White Decora light switches and receptacles throughout.
- Contemporary ceiling fixtures in all bedrooms, hallways, side halls, foyer, kitchen, dinette, living room, den, great room, office, loft, library and family room, as per plan. Dining rooms to receive a stylish chandelier, bathrooms to receive a strip light fixture over the vanity and/or ceiling fixture (excluding powder room- to receive ceiling fixture only).
- Ceiling mounted light within tiled ensuite shower enclosure.
- Rough-in for future central vacuum system with dedicated plug within garage (termination of pipe may be in basement, garages or both- as determined by Vendor).
- Convenient ceiling receptacle in garage for future garage door opener installation.
- Single switch operating all basement lighting.
- Energy Star® CFL light bulbs where applicable, helping reduce the greenhouse effect.

## FLOOR COVERINGS

- Minimum 2 1/2" wide natural oak finish hardwood flooring throughout main floor and (great room over garage as per plan), excluding tiled areas (as per Builders' standard samples).
- A wide assortment of contemporary ceramic tile flooring in foyer, kitchen, breakfast room, all bathrooms, and finished laundry rooms from Builders' standard samples.
- Laminate flooring for finished basement foyers as per plan from Builders' Standard Samples.

## ADDED FEATURES

- Tasteful municipal address stones provided.
- Vinyl protective membrane covering applied to all accessible balconies, as per plan, to prevent water penetration.
- Fully drywalled, one coat taped and primed garages, excluding concrete and block walls.
- Insulated garage to house access door installed with dead bolt and safety closer, if grading permits. If grading does not permit, no credits will apply and Purchaser shall accept the same.

## HOME AUTOMATION

- State of the art integrated Smart Home structured wiring terminating in the "Family Room or Great Room". This fully integrated home wiring system will provide the Hi-Tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high speed internet, fax, modem, home entertainment, digital audio/video distribution systems and so much more. Including 1 CAT 5 & 2 RG6 lines.
- Master bedroom and Family room are pre-wired for cable TV, and the home is pre-wired for 2 telephone locations. All above referenced rough-in locations are predetermined by the Builder.

## WARRANTY

- Purchaser(s) accepts that the number of steps to front entrance and rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
- The Purchaser acknowledges that finishing materials contained in any model home or sales office display, including broadloom, furniture, mirrors, fireplaces, electrical fixtures, drapes, ceramic/porcelain flooring, vinyl flooring, hardwood flooring, marble flooring, upgraded kitchen and vanity cabinets and countertops, stained staircase and railing, painting, wall paper, etc., may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein, unless expressly called for in this Agreement.
- Corner lots, townhome end units and priority lots may have special treatments which may require window changes and interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts such changes as constructed or as necessary.
- When the Purchaser is buying a house already under construction, 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 or as necessary - "As-Built."
- House types and streetscapes are subject to final Architectural approval of the Richmond Hill, or the Developer's Architectural Control Architect and final siting, and approval of the Vendor's Architect.
- Variations from Vendor's samples may occur in exterior/interior materials, due to normal production process, availability or site condition.
- Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling.
- Vendor will not allow Purchaser to enter the premises prior to the Closing date, except for scheduled appointments for frame walk and PDI.
- All exterior colours and materials pre-selected by Vendor are architecturally controlled, and Purchaser agrees to accept the same.
- Exterior elevations will be similar to pictures shown, but not necessarily identical. All furniture and landscaping features shown in renderings are not included and are Artist's Concept.
- Siting requirements may require the Vendor to site the dwelling as a reverse model, and the Purchaser agrees to accept the same.
- Locations of basement: furnace, hot water tank, and optional 3pc. rough-in bath and locations and number of posts and beams may vary and are determined by architect and may not be located as shown on brochures. Purchaser is deemed to accept the same.
- Room dimensions and window configurations may vary with final construction and presentation drawings.
- All elevations, renderings, floorplans, furniture layouts, siteplans and landscaping details are artist's concept. Floorplans are subject to change without notice. All dimensions are approximate.
- Prices, terms, materials, specifications and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality. E. & O.E.

## TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials pertaining to caulking windows and doors so the building prevents water penetrations.
- The home is free from defects in workmanship and materials within the distribution of electrical, plumbing and heating systems.
- The home is free from defects in workmanship and materials, resulting in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the TARION Corporation Plan Act.

## SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

- A Major Structural Defect is defined in the TARION Corporation Plan Act as;

A defect in workmanship and materials that result in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Renderings are artist's concept. E. & O.E.