

# A CHORUS OF FINE FINISHES

## EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone<sup>1</sup>, vinyl siding and exterior trim in select locations as per elevation.
2. Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
3. Detailed masonry work with striking stone<sup>1</sup> or pre-cast concrete accents including window sills as per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
4. Gracious covered porches, charming balconies and porticos (as per plan).
5. Spacious garages with garage doors with window inserts (as per plan).
6. Garage walls and ceilings to be drywalled, topped and primed for painted finish.
7. Fully sodded front, side, and rear yards plus boulevards (as per unit location). Narrow side yards between end block units may be gravelled at Vendor's sole discretion (where required).
8. Main entries featuring impressive single or double metal fiberglass door(s) with side tiles where noted on plan.
9. Poured concrete Basement walls, wrapped with heavy duty damp-proofing and drainage layer complete with weeping tiles for extended protection (where required by Building Code). Sump pump if required by municipality, location to be determined by Vendor.
10. Pre-cast or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete slabs to front entries (where applicable).
11. Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.
12. Two exterior water taps (hose bibs); one in garage and one in the rear or front yard (location to be determined by Vendor).
13. Door hardware package including satin nickel finish grip-set and deadbolt lock, plus gorgeous exterior black coach lamps (as per plan).

14. Self-sealing 25-year shingles and/or metal roof (as per plan).
15. Fully paved driveways<sup>2</sup>.
16. Customized Vendor address plaque. Location to be determined by Vendor.
17. Reinforced concrete garage floor with grade beams.

## INTERIOR FEATURES

18. (+/-) **9' Main floor ceilings** with (+/-) 8' Lower and Upper floor ceilings. (Except in sunken or raised areas, stairways and raised, dropped or cathedral ceilings).
19. Easy maintenance smooth ceilings in Kitchens, Laundry Room, Powder Room and all Bathrooms. Stippled ceilings with 4" smooth border throughout finished areas (as per applicable plans).
20. **Elegant natural finish oak veneer stairs to finished areas with oak pickets, handrail and nosing** (as per plan, from Vendor's standard samples).
21. Choice of one interior quality paint colour throughout from Vendor's samples with all Kitchens, Laundry and Bathrooms finished in semi-gloss. All trims and doors to be painted semi-gloss white (in finished areas).
22. Dropped ceilings, bulkheads and boxing (where required).
23. Professional duct cleaning prior to occupancy.
24. **Choice of Kitchens cabinet colour with tall uppers** from Vendor's standard samples.
25. Laminated countertop from Vendor's standard samples.
26. **Breakfast Bar in Kitchen with extended flush bar top (as per applicable plan).**
27. Stainless steel double bowl Kitchens sink with chrome finish single lever pullout faucet.
28. Space for dishwasher including plumbing and electrical rough-ins for future installation provided.
29. Convenient split electrical outlets at counter level for small appliances (as per Building Code).

30. Efficient two-speed stainless steel exhaust hood fan over stove area and vented to exterior.
31. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

## BATHROOM FINISHES

32. Quality 8" x 10" ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).
33. Separate Ensuite Bathroom shower stall (as per plan) to include marble threshold at curb, shower pot light and chrome framed clear glass enclosure.
34. Curtain rod included at bathtub location (where applicable).
35. **Stunning freestanding soaker bath tub with Roman tub filler in Master Ensuite Bathroom** (as per plan).
36. Pedestal sink in Powder Room with single lever faucet (as per plan).
37. Mirrors included in all Bathrooms and Powder Room approx. 42" high.
38. White plumbing fixtures.
39. Chrome finish faucets for all vanities, bathtub(s) and shower stall.
40. Efficient exhaust fans in all Bathrooms.
41. Choice of quality Bathroom cabinets with laminate counter tops (from Vendor's standard samples) complete with white top mount sink and single lever faucet.
42. Privacy locks on all Bathroom doors.
43. Shut off valves for each sink.
44. Hot and cold Laundry tops for washer with heavy duty wiring and venting for dryer.
45. All finished Laundry areas to be completed with tiled baseboard (same selection as floor tile).

## LAUNDRY ROOM ACCENTS

## FLOORING FINISHES

46. **Natural colour laminate flooring on main floor**, as per plan.
47. Choice of 12" x 12" or 13" x 13" ceramic tile flooring in Foyer(s), Powder Room, Bathrooms, laundry room and landing(s) (as per plan, from Vendor's standard samples).
48. Premium quality 35 oz. broadloom with foam underpad in Bedrooms, upper hall, Study, Den and finished lower level (as per plan). Your choice of one colour throughout, from Vendor's standard samples.

## WINDOWS, DOORS AND MILLWORK

49. Striking (+/-) 4 1/4" colonial style baseboard, painted semi-gloss white throughout with doorstop to tiled and hardwood floor areas. (+/-) 2 3/4" casing painted semi-gloss white on all doors, windows and flat archways throughout finished areas (as per plan).

50. Two panel style interior doors, except where indicated as sliding doors.
51. Satin nickel finish levers to all interior doors complete with matching hinges.
52. Privacy locks on all Bathroom and Powder Room doors.
53. Doors, windows and full archways to be trimmed (as per plan). Taller archways on main floor where applicable.
54. Vinyl casement low E thermopane windows (as per plan).
55. Low maintenance structural vinyl low E thermopane grey Basement windows (as per plan).
56. Sliding thermal-glazed patio or garden door (as per plan).

## LIGHTING AND ELECTRICAL

57. All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
58. **200 AMP electrical service** with circuit breaker panel.
59. Decorative black coach lamps on exterior elevations (where applicable).
60. Two exterior waterproof electrical outlets (locations determined by Vendor).

61. Two plugs in garage, 1 in ceiling and 1 located at Vendor's discretion.

62. Heavy duty 220V electrical outlet for stove and dryer.
63. Light fixtures provided throughout finished areas except in Living Room and Dining room.
64. Capped light box on separate switch in Dining room and switch controlled receptacle in Living Room.
65. White decora style switches and receptacles throughout finished areas.
66. One automatic smoke/strobe detector installed on every floor and in every Bedroom, as per Building Code.
67. Electric door chime(s) with doorbell at front entry, as per plan.
68. Ground fault interrupter protection for all Bathroom(s) and Powder Room.
69. Carbon monoxide detector, as per Building Code.

## ENERGY SAVING FEATURES

70. Forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
71. Heat Recovery Ventilator (HRV) for improved indoor air quality.
72. Exterior walls and top floor ceilings fully insulated. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code).

73. Spray foam insulation in garage ceilings.
74. Spray foam around windows and doors for increased air tightness.
75. Basement walls insulated full height per Ontario Building Code.
76. Ducting sized for future air conditioning.
77. Water saving aerators on all faucets.
78. Water saving toilets.
79. Water saving shower heads on all showers with pressure control valves.

## ADDITIONAL CONSTRUCTION FEATURES

80. Steel beam construction in Basement (as per applicable plan).
81. Engineered floor joists and 5/8" subfloor glued to achieve outstanding structural strength.
82. All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
83. 2" x 6" exterior wall construction.

## LOOKOUT CONDITION

84. Lookout lot conditions shall include as a standard 5' x 7' (approximate size) deck with steps to grade and larger rear Basement windows as grade permits.

## HELPFUL ROUGH-INS

85. Rough-in for central vacuum system piped to Basement.
86. Rough-in for telephone (2) locations to be determined by Vendor.
87. Rough-in for cable T.V. (2) locations to be determined by Vendor.
88. Rough-in (3) network wiring.

## NOTES TO PURCHASERS

89. All plans, elevations and specifications are subject to modification(s) from time to time by the Vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
90. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the Firm Occupancy date.
91. Purchaser agrees to pay Taron enrolment fee on Final Occupancy as an adjustment and is based on the purchase price herein.
92. The Purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.

93. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
94. Interior or exterior steps may vary at any entranceway due to grading.
95. House types and streetscapes subject to final approval by the municipality or Developer's Architectural Committee and final siting and approval by the Vendor's Architect.
96. The Purchaser shall indemnify and save the Vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the Vendor.
97. Variations from Vendor's samples may occur in finishing materials, Kitchens and vanity cabinets, floor and wall finishes due to normal production process.
98. The Vendor has the right to substitute materials of equal or better value.
99. Purchaser's choice of interior colours and materials to be chosen from the Vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the Purchaser within 7 days of notification by the Vendor. Otherwise, the Vendor reserves the right to choose the colour and/or materials.
100. The Vendor shall be entitled to reverse the plan of the house unit being constructed.
101. The Vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, Kitchens cabinets, countertops or brick. Colours and materials will be as close as possible to Vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation within 7 days of notification by the Vendor.
102. The Purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the Vendor, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.
103. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.
104. All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary slightly due to site/grade conditions.
105. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendors Standard Samples. A wide variety of upgrades and options are available from predetermined Vendor selections and shall be quoted upon request. Prices and specifications are subject to change without notice. Vendor has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available. Items, fixtures and finishes in model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on a Purchaser Request for Upgrades form. Materials, suppliers and upgrades may vary by Vendor.
- 1 'Stone' refers to distinctively crafted stone products.
- 2 Driveways will be completed after approximately two full seasonal cycles.

## WARRANTY

All Harmony Taylor Developments Limited townhomes are covered by Taron Warranty Corporation.

## TWO YEAR WARRANTY PROTECTION:

The home is free from defects in workmanship and materials including caulking of windows and doors to prevent water penetration, including penetration through Basement or foundation walls.

Defects in workmanship in the plumbing, heating and electrical distribution systems.

Defects in the materials or the workmanship which result in the detachment, displacement or deterioration of exterior cladding.

Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

## SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL):

Defects in workmanship and materials that result in the failure of a load bearing part of the house structure or any defect in workmanship or material that adversely affects your use of the building as a home. Warranty as defined by the Ontario New Home Warranty Plan Act.

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Dated: June 19, 2019