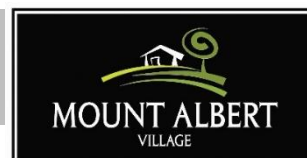


Standard Features and Finishes



Exterior Finishes

- Elevations are principally all clay brick construction with brick arches, soldier coursing and colour coordinating mortar, as per plan.
- Architectural features such as raked masonry joints, decorative stone and precast as per front elevation.
- Self sealing asphalt roof shingles with a 25yr warranty from vendor's predetermined colour schemes.
- Maintenance-free aluminum soffit fascia, eaves trough, and downspouts, as per elevation.
- Vinyl sliding patio doors with screen, as per plan.
- Low maintenance vinyl casement, sliders, or thermo-fixed glass windows throughout, as per plan. Muntin bars on front elevation. Colours are as per vendor's predetermined colour schemes. Basement windows to be white vinyl sliders. Transom windows on main floor, as per plan.
- Screens on all operational windows.
- Premium sectional roll-up garage doors with decorative windows, as per plan.
- Professionally graded and sodded lot.
- Front entry to have poured or precast steps and slab walkways and steps as required.
- Poured reinforced concrete garage floor.
- Two exterior water taps, one in garage and one at rear/side of home.
- Exterior front door with brushed nickel package including grip set and dead bolt.
- Convenient direct access to home from garage where grading permits, as per plan. Landing & steps may be required.
- Upgraded black coach lamps at garage and front door and exterior light fixture at the rear door.

Interior Finishes & Features

- 9' ceilings on main, 8' ceilings on second floor. Cathedral/coffered/vaulted ceilings as per plan.
- Main staircases in finished areas to be oak in natural finish and all mid-height landings to have prefinished oak strip flooring with natural finish. Secondary staircase to the basement to be paint grade stairs.
- Interior railings in natural finish oak to have upgraded 1 3/4" (approx.) spindles on all finished areas. Hallway railings to be installed on natural finish oak nosings, as per plan.
- Classique style interior doors.
- All trim and doors are painted white.
- Stippled ceilings with smooth borders on main and second floors (expect kitchen, laundry, and bathroom).
- Upgraded casing approximately 2 3/4" wide on all windows and doors and upgraded baseboards approximately 4 3/4" high.
- All interior door levers to be brushed nickel.
- All archways on main floor are trimmed, as per plan.
- Natural gas fireplace with white mantel, marble-surrounded and flat hearth from vendor's standard samples, as per plan.

Kitchen

- Double stainless steel kitchen sink with single lever faucet pull out spray.
- Heavy-duty receptacle for stove.
- Electrical outlets for refrigerator and at counter level for small appliances.
- Quality cabinetry selected from vendor's standard samples including lower and upper cabinets, rough-in space for dishwasher, and one bank of drawers.
- Rough-in plumbing and electrical for dishwasher.
- Cabinet with 6" venting and standard plug required for future over the range Microwave.
- Post-formed laminate countertops from vendor's standard samples.

Floor Coverings

- Choice of 40oz broadloom with 12mm chip foam underpad in all designated floor areas as per plan from vendor's standard samples.
- Ceramic flooring from vendor's standard samples ceramic tile is located as per plan.

Bathrooms & Laundry

- White bathroom sinks and tubs in ensuites, shared baths, and main baths. Pedestal sinks to be white.
- Free standing oval tub in master suite in single detached and drop-in tubs in semi-detached and townhouses, as per plan.
- Luxuriously appointed ensuites featuring double sinks, as per plan.
- Master ensuites feature shower with standard marble surround and recessed shower light, as per plan.
- Vanity cabinets include choice of styles and colours from vendor's standard samples.
- Mirrors in all bathrooms.
- Heavy-duty receptacle and outside vent for dryer.
- Ceramic wall tiles from vendor's standard samples in all tub and shower enclosures.
- Single lever faucets in all vanities, tubs, and showers, as per plan, excluding oval tubs. Oval tubs receive hot and cold taps with roman spout.
- Pressure balanced shower controls.
- Exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Laundry area with connections for water and drain.
- Laundry tub with base cabinet and upper cabinet as per plan.

Electrical

- Rough-in for Central Vacuum in finished areas dropped to the basement ceiling.
- Cable TV and telephone rough-in in Family Room and Master Bedroom.
- Electric door chimes at main door entry.
- All bathroom electrical duplex receptacles protected by ground fault interrupter.
- Smoke detectors provided as per Ontario Building Code
- All rooms to have switch-controlled quality ceiling light-fixture.
- White switches and receptacles throughout.
- Electrical outlet provided in garage for future garage door opener(s).
- Weatherproof electrical outlets at front door and rear door.
- 100 AMP electrical service with breaker panel and copper wiring throughout.

Energy Saving Features

- High efficiency forced gas central heating, HRV, and rough-in for central air conditioning system.
- High efficiency gas fired hot water tank (rental).
- Metal insulated entry door with glass insert and high quality weather stripping.
- Upgraded foam insulation above garage and porch ceilings with living areas above.
- Attic space with R50 insulation.
- Exterior walls with R22 insulation.
- Basement insulation wrap with R20 insulation.
- Garage ceiling spray foamed with R31 insulation.

Quality Construction

- Poured concrete basement walls damp-proofed with spray and foundation wrap to enhance overall water resistance.
- Steel post and beam construction as required.
- Engineered truss-joint floor system, to allow for minimal use of structural posts.
- 5/8" tongue and groove subfloor screwed and/or glued to engineered floor joists.
- Windows and doors fully sealed with high quality caulking.
- Covered front porches as per plan. Porches are poured concrete with fiberglass columns as per plan. Railings are installed subject to grading requirements.