

### EXTERIOR

- Lot graded to the requirements of the City.
- Precast steps and walkway installed to front entrance.
- Two (2) exterior faucets, one to be installed in garage.
- Two (2) electrical outlets, one to be installed in garage.
- Main floor brick with capping above windows and doors.
- Maintenance-free aluminum soffits, fascia and down-spouts.
- Foundation wrapped in waterproofing membrane.
- Self-sealing #210 asphalt shingles as selected from Builder's samples.
- Top soiled and sodded at front, sides and rear as permitted by the City.
- Weather permitting; sod is laid between the months of May - September.
- For your safety, all entrances (except front) will be temporarily secured during occupancy, without steps or railings.

### DOORS & WINDOWS

- Series 800 Colonial doors.
- Colonial painted casings and baseboards.
- All interior and exterior hardware to be brass.
- Basement stairs with closed riser and simple handrail.
- Handrail and pickets on main staircase to be stained oak.
- Double glazed, Low E, vinyl-clad sliding and casement windows (with screens as required).

### FLOORING

- Quality graded 40-45 ounce broadloom in living room, dining room, bedrooms, stairs and hallways from Builder's samples.
- Ceramic tile flooring in kitchen/dinette, washrooms, front foyer + closet, and laundry (selected from Builder's samples).
- 5/8 inch nailed and screwed, tongue and groove, spruce plywood sub floors.
- 3.5-4.0 pound graded under pad

### ELECTRICAL

- Copper wiring as specified by Ontario Hydro.
  - 100 Amp service with circuit breakers (location to be determined).
  - Ceiling light wiring in every bedroom.
  - GFI receptacles on exterior and in bathrooms.
  - Heavy duty electrical cable outlets for clothes dryer and stove.
  - Light fixtures (selected from Builder's samples) supplied and installed by builder throughout home.
- \*Additional charges apply for custom light fixtures or ceiling fans

### WASHROOMS

- Ceramic tile flooring.
- Low flush toilet with insulated tank.
- Vanity with post-formed counter top; single-lever "Moen" washerless taps.
- Ceramic tiling to ceiling in tub/shower area.
- Exhaust fans vented to outside installed in each bathroom
- Towel bar, soap dish and paper roll to be ceramic; mirror and shower curtain rod installed.

### MISCELLANEOUS

- Door bell provided and installed.
- Smoke detector(s) installed as required.
- All ceilings to be "California" style throughout.
- Survey of the building to be provided to the Purchaser for mortgage purposes.
- Builder shall be responsible for connections to house including Gas, water, sewer and electrical.
- Builder shall supply samples for all selections as applicable.
- Seven (7) year Tarion Warranty Program (paid for by Purchaser).
- Five (5) telephone outlets + Two (2) television cable outlets provided (jacks, cover plates & activation to be Purchaser's responsibility).

### BASEMENT

- High efficiency forced air gas furnace
- Power vented gas water heater (rented).
- Wood or steel studding and framing to floor
- Cold cellar (if plan permits).

### INSULATION

- 2" x 6" exterior wall construction with R20.
- Ceiling insulation to be R40 or greater.
- R12 insulation in basement where required as per Ontario Building Code (to minimum of 24" below grade).

### GARAGE

- Poured concrete floor
- Roll-up garage door.
- Rough-In for automatic garage door opener.
- Drywall and taped interior (ceilings and partition walls) as required.
- Houses occupied from November 01 to March 31 may not have garage floors poured before May 31, (due to weather)

### KITCHEN

- Custom made kitchen cabinets from Builder's samples with post-formed counter tops.
- Space for dishwasher with electrical and plumbing rough in (installation and connections optional).
- Double stainless steel sink and single lever washerless taps.
- Copper or plastic feeding lines and plastic drain lines.
- Range hood fan vented to outside
- Microwave shelf with electrical outlet if plan permits
- Ceramic tile flooring.

### LAUNDRY

- Hot and cold water taps for Purchaser's washer.
- Single plastic laundry tub where applicable
- Waste connection for Purchaser's washer.
- Exterior vent for Purchaser's dryer.
- Electrical receptacles for Purchaser's washer and dryer

### PAINTING

- Exterior painting of metal doors and garage door.
- All doors and trim painted with white gloss enamel.
- All interior walls decorated with one coat flat finish latex, one colour over primer coat.

### COLOUR / STYLE

The colour / style of the following items shall be chosen by the Purchaser where possible from the Builder's Samples. Selections shall be one colour/style for each item with the exception of the items marked \* .

- \*Bathroom tiles
- \*Kitchen, bath/powder room cabinets and counter tops.
- Handrail and picket stain on main staircase
- Exterior aluminum soffits, fascia and eaves
- Exterior brick and/or siding
- Exterior paint colour
- Interior paint colour
- Vinyl flooring
- Ceramic tiles
- Broadloom

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