



CONCRETE

- 8" Poured concrete basement, front porch and floor
- Precast concrete steps to front entrance
- Cold rooms as per plans (optional)

STRUCTURAL

- All lumber used is KILN DRIED
- 8' ceilings on main floor and 8' ceiling on second floor
- Exterior wall construction 2 x 6, with 7/16" aspenite
- 5/8" tongue & groove glued and screwed aspenite
- 7/16" ASPENITE ROOF SHEETING
- Truss roof where applicable

EXTERIOR

- Basement exterior foundation walls wrapped with drainage membrane
- Lifetime self-sealing roof shingles
- Maintenance free soffits, fascia, eaves trough and downspouts
- All windows and exterior door frames caulked
- Brick as per architectural drawings. Non-brick portions will be constructed using maintenance-free vinyl siding, with aluminum fascia, soffit & eaves trough chosen from vendor samples
- Choice of color selected as per Builder's architectural control guidelines

DOORS AND WINDOWS

- All GLASS in windows and doors have Low E (except slider basement windows)
- All casement windows in front of the house and sliders in the back
- All man door frames are white vinyl clad with brick mold
- Sliding, insulated glass patio doors as indicated
- Metal clad insulated front door (and door from house to garage, if applicable)
- Screens on all operating windows and patio doors
- Main level patio doors on walkout lots will be blocked to limit travel to 4", unless purchaser exercises deck option
- Pre-finished sectional garage door

MECHANICAL

- High Efficiency Forced Air Gas heating vented to exterior
- AIR Conditioning as per city requirements
- HRV is Simplified System (not in kitchen, bathroom, and laundry)
- Exhaust fan in kitchen vented to exterior
- Vent to exterior for dryer

PLUMBING

- Rental gas hot water tank. The purchaser acknowledges that the hot water tank is a Rental/Finance unit and agrees to execute a rental/finance agreement on or before closing
- Double stainless steel ledge back sink in kitchen
- Two frost-free anti-siphon exterior hot faucets (cold only)
- Single laundry tub
- Taps for automatic washer
- One-piece acrylic tub/shower unit complete with cap
- Bathroom fixtures (white or bone) with chrome fixtures
- Note toilet supplied with insulated tank
- Moen Chateau faucets in kitchen and bathroom(s)
- Dishwasher R/I
- Rough-in for future 3 piece bathroom in basement (waste pipes only)



ELECTRICAL

- Lighting allowance as per quote includes hood fan and door bell (\$500)
- Two exterior electrical waterproof outlets
- 100 AMP. electrical service with breaker panel and copper wiring
- Ceiling outlet for garage and door opener
- Ceiling outlets for lights in all bedrooms and dining room
- Switches and outlets
- Smoke detector on each level, as per fire code
- CO detector as per building code
- Heavy duty cable outlet for electric dryer and stove
- Hydro service to be located as per Public Utilities Commission specifications

ROUGH-INS

- Rough-in for category 5E telephone line to maximum of 4 locations (compatible for Internet)
- Rough-in for cable television with RG6 coaxial to maximum of 4 locations (compatible with Internet and digital signals)
- Rough-in for central vac with drops tied to garage
- SECURITY SYSTEM R/I
- Garage door opener R/I
- Doorbell R/I

INSULATION AND DRYWALL

- ½" Drywall construction, ½" CD CEILING BOARD SECOND STOREY IF TRUSSED
- House fully insulated to meet or exceed insulation values established by the Ontario Building Code
- Exterior basement wall insulated with insulation blanket full height R-12
- All windows and exterior doors insulated with POLYURETHANE FOAM
- DENSSHIELD DRYWALL to be used in all bathtub/shower areas if ceramic wall tile installed
- California ceilings throughout
- Fireproof garage only (garage not insulated)

INTERIOR TRIM / HARDWARE

- Brush steel interior and exterior door knobs
- All interior and exterior hardware preselected by vendor
- All exterior passage door with dead bolt
- Mirrors in all bath and powder rooms
- Wood shelving in all closet and linen closets
- Series 800 colonial or classic doors (TWO HINGES FOR ALL SWING DOORS) and trimmed with 4" MDF baseboards and 2 3/4" MDF BACK BAND CASING WITH ½" JAMBS ON ALL CLOSETS

PAINTING

- For all finished walls and trim to be painted off-white (1-primer) (2-finish)
- Oak railings stained natural (if applicable)
- All kitchen and bathroom have California ceilings

CABINETRY

- Allowance as per quote to include all kitchen, bathroom cabinets & counter tops

FLOORING / CERAMICS

- Allowance as per quote includes all flooring and all tiles in bathrooms

LANDSCAPING / DRIVEWAY

- Lot graded and sodded
- Asphalt basecoat only



WARRANTY

- 7 YEAR TARION, in accordance with the specifications *

MISCELLANEOUS

- Premises cleaned at completion
- All underground utilities are fully paid by the developer, except if modified by the purchaser
- FINAL SURVEY for mortgage purposed included

- Two story plans may require bulkheads to distribute heating and plumbing to the second floor

EXTRAS IN THIS MODEL

- Double sink in the main bathroom (\$450)
- Kitchen Island (\$575)
- Oak railing on staircase (\$1500)
- Extra window in the basement on the side of the house (\$480)
- Wire shelving in master bedroom (\$320)
- Pot lights outside (\$280)

NOTICE TO PURCHASER

Due to increasing construction cost, we commit Orders to our suppliers on the date of The Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details and field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the builder.

* In accordance with standard building practice and the TARION rules, the Vendors warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the purchaser.

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations depicted are an artist's concept of the completed buildings only. Illustrations show optional features which may not be included in the base price. Ask sales representative for details. E. & O.E.

September 16, 2008