



## **STANDARD SPECIFICATIONS**

**(unless superceded by Agreement of Purchase and Sale)**

### **Exterior Features:**

- Quality clay brick and/or manufactured stone on front elevation, sides and rear first storey only, second storey front, sides and rear as per elevations. Purchaser's choice from builder's samples.
- Prefinished, maintenance-free, quality siding, soffits, fascia and eaves troughs as per elevation, purchaser's choice from builder's samples.
- Maintenance-free, insul-glazed, white, prefinished, vinyl windows, complete with screens on operable windows. All windows are either casement or single-hung type, as per elevation (with white internal grilles if so specified).
- Steel insulated entry doors with high-quality weather stripping.
- 50 year asphalt shingles - Purchaser's choice from Builder's samples.
- Lot graded to the requirements of the County of Norfolk, fully sodded front and rear (including boulevards) except treed areas, concrete walkway from driveway to front entry with concrete driveway. (Driveway to be installed by July 31 of the year following the closing date).
- Raised sectional steel, insulated garage door(s), as per plan, colour selection from builder's samples.
- Reinforced poured concrete porch, with full height, painted wood posts, as per plan, where applicable.
  - Front posts - fluted aluminum (round or square).
  - Lower rear posts - 6 x 6 micro pro.
  - Upper rear posts - 6 x 6 micro pro capped with aluminum.

### **Structural Features:**

- Basement floor to be 4" poured concrete over 6" of 3/4" stone, compacted sand on walkout excavation.
- Garage floor, as per plan, where applicable to be 4" poured concrete over compacted granular material complete with saw cut(s) for expansion purposes.
- 9" poured concrete foundation walls complete with damp proofing and drainclad installed on 6" x 16" footings and foundation collector drains. Lower walkout foundation gravity drain to rear lot line, where possible.
- Foundation will not be parged from grade to brick line (Note this is a masonry veneer for aesthetic purposes only and cannot be warranted).
- Floor joists as per Ontario Building Code requirements and supporting beams and/or bearing walls as per model type.
- 13/16" Gold Seal floor sheeting, glued and screwed to joists.
- 1/2" plywood roof sheeting.

- Engineered roof trusses.
- 2 x 6 @ 16" o.c. exterior walls with insulated sheathing and R22 Roxul batt insulation in walls; 2 x 4 @ 16" o.c. exterior garage walls with OSB sheathing and R14 Roxul batt insulation; R50 blown-in insulation in attic and R40 insulation in sloped areas; exterior basement walls framed with 2 x 4's, insulated with full height 1" Celfort & R14 Roxul batts and 6 mil poly.
- 1/2" drywall throughout finished areas only, nailed and screwed to structural lumber.
- Interior Common Wall Construction where applicable: Superior sound deadening achieved with masonry wall construction from basement floor to ceiling of upper floor (semi detached only).

### **Interior Features:**

- Kitchen cabinets, and bathroom vanity(ies), selected from Builder's samples as per plan and model type.
- Flooring sections to be chosen from Builder's samples (ceramic tile in the mud and baths, laminate flooring in the foyer, kitchen, dinette, and bedrooms. Note: in making colour and material selections and upgrades, the Purchaser(s) acknowledge(s) being advised that ceramic tile, vinyl flooring and carpeting are subject to pattern, shade and colour variations and that hardwood flooring is subject to natural variations in colour and grain. Furthermore hardwood flooring is made of a natural material which is subject to natural shrinkage and expansion and the Purchaser(s) will not hold the Vendor responsible for normal shrinkage and expansion. The Purchaser(s) further acknowledge(s) being advised that the purchase of a humidifier for home where hardwood flooring is installed is recommended.
- Lower level carpet (if applicable) and carpet on stairs to lower level (if applicable) is from Builder's samples of standard 'berber' style carpet.
- 4" colonial baseboard and 2 5/8" colonial casing to be finger joint pine for painting throughout (Note trim may vary in width by 1/8"); doors to be hollow panel for paint with selected hardware (bathrooms and master bedroom to have privacy locks); or as agreed.
- Closets: standard wire shelving.
- Cathedral and/or vaulted or raised ceilings as per plan, where applicable, all other ceilings to be standard unless otherwise noted - 8' main floor, 7'6" basement (less beam & ductwork); on selected custom homes, 9' main floor, 8'6" basement (less beam & ductwork).
- Railings to be stained hemlock with painted spindles as per plan and model type, all railings to be mounted on oak nosings, unless otherwise noted.
- California stipple ceilings in the entire home, except bathroom(s), laundry, closets, garage.
- Home completely painted with latex paint. Purchaser's choice of colours; Benjamin Moore - Aura paint is standard on interior walls, dark colours are available. Interior trim and doors are painted with white, semi-gloss latex paint.
- Garage drywalled and painted with one coat of latex paint.
- Mirror(s) installed over bathroom vanity(ies), 36" high and full width of vanity; (oval cut mirror installed over pedestal basins, if applicable), as supplied by Purchaser; likewise towel bars, paper holders, etc.

## **Plumbing:**

### Bathrooms(s):

- One piece acrylic 5' tub/shower(s) (white) including cap, complete with pressure-balance faucet (chrome) and shower curtain rod, as per plan, where applicable.
- Neo-angle shower(s) (white) complete with pressure-balance faucet (chrome) and shower door (chrome and obscure glass), as per plan, where applicable.
- China basin(s) (white) complete with level style faucet (chrome).
- Toilet (white) with lined tank - raised style.

### Kitchen:

- All appliances including dishwasher and range hood supplied by Purchaser, installed by Vendor unless otherwise specified.
- Stainless steel double sink and single lever deck faucet (chrome) with swivel spray.

### Laundry and Other:

- Connections provided for Purchaser's washer and electric dryer complete with single laundry tub installed, as per plan and model type. Exterior vent provided for dryer exhaust.
- Rough-in for 3-piece bath in basement, as per plan, where applicable.
- Natural gas hot water tank, provided by Vender, will be owned by Purchaser.
- Sump pump installed, discharged to storm sewer.
- Water meter installed but supplied by County of Norfolk.
- Two exterior water taps installed. Additional water tap in garage.

## **Electrical:**

(Note: The Purchaser will have opportunity to review the electrical layout on site, which details the location of lights, switches, and phone and cable T.V. outlets.)

- Forced air, high-efficiency gas furnace and air conditioner.
- Direct vent gas fireplace as per plan (where applicable) with drywalled surround and mantel unless otherwise specified.
- Prewired and jacks installed for 4 cable televisions and for 2 telephones.
- 200-amp circuit breaker panel with copper wiring throughout.
- Smoke detectors, kitchen valance lights (under upper cabinets), unfinished basement and interior garage light fixtures supplied by Builder.
- Heavy duty stove receptacle and dedicated outlet for refrigerator and microwave, all kitchen outlets are split receptacles.
- Light fixtures provided, by Purchaser, installed by Builder.

- Exhaust fans vented to exterior in the bathroom(s); venting only provided for rough-in bath.
- Two exterior weatherproof electrical receptacles with ground fault breaker features.
- Automatic garage door opener(s).
- All switches and plugs are standard style white.
- Rough-in for central vacuum system (pipe and low voltage wiring is roughed into unfinished basement area).
- The Purchaser is responsible to arrange for the installation of the phone and cable services to the point of connection on the side of the house, in buried ducts provided by Builder.

**Please Note:** The foregoing specifications supercede any verbal discussions that the Purchaser(s) may have had with the Vendor prior to execution of this agreement. Furthermore, any subsequent alterations to the plan and/or specifications must be in the form of a written change order, signed by both the Purchaser(s) and the Vendor.

The Builder reserves the right to substitute a comparable, alternative product for any of the products and/or materials included in the construction of the home without the express permission of the Purchaser(s).

Furthermore, the Purchaser(s) acknowledge(s) that the home may include bulkheads and boxed out walls to accommodate and/or conceal plumbing and mechanical systems. These bulkheads and boxed out walls will vary from home to home and the Builder reserves the right to install bulkheads and boxed out walls as required. Furthermore, the finish details of these bulkheads are at the sole discretion of the Vendor.

**Limitation of Purchaser(s)' Selections Clause for Semi-Detached, if applicable:**

The Purchaser(s) acknowledge(s) that if the home being constructed is a “spec” or semi-detached home, and the selections of the colours and choices on the exterior of the home may be dictated by the Builder. Furthermore, the timing of construction may negate the opportunity for the Purchaser(s) to make interior changes to the plan, including, but not limited to, structural changes, electrical, plumbing, mechanical, and cabinets.