

FEATURES & FINISHES



HERITAGE
- GATE -

General Features and Exterior Finishes:

1. Brick veneer, stone, stucco, aluminum siding, or other accents as per elevations.
2. Nine-foot ceilings on main floor and eight-foot ceilings on bedroom levels.
3. Sub-floors sanded at joints and screwed and glued to joists.
4. All windows except basement to be vinyl clad casement windows as per plan and elevation, with one operator per room.
5. Pre-finished vinyl patio sliding doors as per plans.
6. Pre-finished aluminum soffits, fascia, eavestroughs, and downspouts.
7. All exterior woodwork to be painted as per exterior colour package and elevations.
8. Painted steel or fiberglass front door as per exterior colour package and elevations.
9. Premium front entry grip set with deadbolt.
10. Exterior lights installed at exterior doors, as per plans.
11. Poured concrete foundation as per plans.
12. Exterior foundation walls are damp proofed with a tar sealant and wrapped in a plastic drainage membrane.
13. All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
14. Foam spray insulation in the garage ceiling to the extent of the finished area above.
15. All interior walls that adjoin the garage will be insulated.
16. Fully dry walled garage, with first-coat rough tape with electrical receptacle for future garage door opener.
17. Modern prefinished steel sectional garage door.
18. Garage and basement floors to be saw cut.
19. Poured concrete garage floors with steel reinforcing.
20. Two exterior water taps to be installed (one in garage and one on exterior) with separate basement shut off valves.
21. Front, rear and side lots to be graded and sodded in accordance with Municipally-approved engineering plans.
22. Asphalt paved driveway (base coat only).

23. 25-year limited warranty self-sealing roof shingles.
24. Address number feature affixed to exterior at front elevation.
25. Walkway from the driveway to front door step(s) completed with base coat asphalt, sodded in accordance with Municipally-approved engineering plans.

Interior Finishes:

26. Finished main level staircase with carpeted treads and risers, and painted wood stringers, and oak railings and spindles.
27. Modern trim package includes 2 3/4" casing and 4" baseboards. Casing included on all windows and doors in finished areas.
28. Satin nickel finish interior door levers and hinges.
29. Smooth ceiling areas and interior walls to be finished with two coats of paint (one primer and one finish coat). Up to two paint colour choices throughout from builder's selections.
30. Interior doors and trim will be finished with semi-gloss paint per builder specifications.
31. All main floor ceilings, second floor bathrooms, laundry room will be smooth finish. Bedrooms and upper hall to have "California Knockdown" texture finish.
32. Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings.
33. All drywall corner beads are square metal beads.
34. Builder standard Berber carpet in bedrooms and second floor hallways.
35. Ceramic floor tile in powder room, laundry room and all bathrooms, as per plans. Modern vinyl plank flooring throughout main floor (except powder room, and laundry room where applicable)
36. Where laundry is located on the second floor, the washer area will be supplied with a plastic laundry basin (as per plans) and will include laundry drain. Where a laundry tub is not provided, an in-wall housing unit which provides for the hot and cold-water supply will also include the laundry drain.
37. Wire closet shelving throughout including linen closet.
38. Closet doors are full swing doors as per plan.
39. Interior doors are two panel smooth style.
40. All full swing interior doors feature double hinge construction, and are hung on fully-cased jams and fully trimmed.

Kitchen and Bathroom Features:

41. KITCHEN INCLUDES:
 - a. 3" x 6" Ceramic "subway" tile kitchen backsplash
 - b. Range hood fan vented to exterior.
 - c. Premium finished cabinets and granite countertops (Purchaser's choice from Vendor's standard selections).
 - e. Double-basin stainless steel undermount sink with modern kitchen faucet with pull out spray.
 - f. Open area under counter top for future dishwasher (cabinet not provided) including electrical and plumbing rough-ins.
 - g. All electrical receptacles in the kitchen counter area are on dedicated circuits.
 - h. Electrical outlet on island provided when plumbing, electrical, or HVAC components are located within.
 42. MASTER ENSUITE AND SECOND BATHROOM AS PER PLAN INCLUDE:
 - a. Premium finished cabinets with granite countertops.
 - c. Mirror installed above vanity.
 - d. Premium under-mount sinks used in all bathrooms.
 - e. White bath fixtures throughout.
 - f. Master ensuite drop in tub with ceramic surround (where applicable in plan). Master ensuite shower to be one-piece acrylic base and enclosure to include ceramic wall tile up to ceiling (not including ceiling).
 - g. One-piece tub and shower combination in main bath
 43. Premium elongated low consumption toilets.
 44. Single lever faucets (with exception of laundry) and pressure balanced shower controls.
 45. All bathroom sinks are fitted with mechanical pop up drains.
 46. All plumbing fixtures are fitted with shut-off valves.
50. Three (3) RC6 coaxial cable outlets, locations determined by builder.
 51. Two (2) set up for CAT 6 network connection with Network Smart Panel in basement.
 52. Homes are roughed in for security systems.
 53. Rough-In central vacuum piping to garage for future central vacuum system installation.
 54. Bedroom receptacles are non-arcing type.
 55. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
 56. Exterior soffit complete with 1 holiday receptacle.
 57. Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
 58. One (1) carbon monoxide detector directly connected to electrical panel.
 59. Draft-resistant electrical boxes at exterior walls.
 60. Heavy-duty wiring and receptacle I outlet for stove and dryer.
 61. All utility rooms and basement areas are unfinished.
 62. White Decora-style switches throughout the home.
 63. Electric door chime at front entry.
 64. All heating systems are sized for future installation of air conditioning systems.
 65. Tankless rental water heater. Location may vary. The Purchaser agrees to assume and be bound by the standard terms and conditions of the rental water heater unit supplier and the market rent offered by the supplier as at the time of closing.
 66. The Dwelling may be supplied with a Heat Recovery Ventilation unit "HRV". The Purchaser agrees to assume and be bound by the standard terms and conditions of the rental HRV unit supplier and the market rent offered by the supplier as at the time of closing.
 67. Exhaust fans in all bathrooms and laundry room areas as required.
 68. Power exhaust override by the main floor thermostat for humidity control areas to eliminate bend and flex in the exhaust hose as permitted on plan.
 69. Programmable thermostats to be installed in main floor area.
 49. Two (2) phone line rough-ins; one in master bedroom and one in kitchen.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour.