

QUALITY APPOINTMENTS

EXTERIOR

- ARCHITECTURALLY CONTROLLED EXTERIOR ELEVATIONS CONSISTING OF CLAY BRICK, STONE, STUCCO, VINYL SIDING, SOLDIER COURSING, PRECAST SURROUNDS, ARCHES, KEY STONES AND ARCHITECTURAL HARDIE BOARD AS PER ELEVATION.
- ENERGY STAR RATED COLOUR CO-ORDINATED MAINTANCE FREE LOW E ARGON VINYL CASEMENT WINDOWS, COMPLETE WITH SCREENS ON ALL OPERATING WINDOWS THROUGHOUT EXCEPT BASEMENT.
- BASEMENT WINDOWS TO BE SLIDERS. WHITE IN COLOUR WITH LOW E GLASS.
- ALL SLIDING PATIO DOORS TO BE DOUBLE GLAZED VINYL DOORS WITH LOW E GLASS.
- SELF-SEALING ASPHALT SHINGLES WITH MANUFACTURER'S 25 YEAR WARRANTY.
- PRECAST STONE HOUSE NUMBERS SET INTO EXTERIOR WALL.
- RE-ENFORCED POURED CONCRETE PORCH WHERE APPLICABLE.
- PREMIUM ALUMINUM RAILINGS AT FRONT PORCH WHERE REQUIRED.
- PREMIUM SECTIONAL ROLL UP GARAGE DOOR WITH HEAVY DUTY SPRINGS AND DECORATIVE GLAZING.
- PRE-FINISHED ALUMINUM SOFFITS, EAVES TROUGH, FASCIA AND DOWNSPOUTS.
- POURED CONCRETE BASEMENT WALLS WITH MEMBRANE WATERPROOFING PROTECTION SYSTEM AND WEEPING TILES.
- LOT TO BE GRADED AND SODDED.
- TWO EXTERIOR WATER TAPS (ONE LOCATED IN GARAGE)
- FULLY PAVED DRIVEWAYS, BASE AND TOP COAT.
- FRONT AND SIDE ENTRY DOORS WITH STAIN NICKEL GRIP SET AND ALL OTHER ENTRY DOORS WITH PASSAGE AND DEADBOLTS.
- BLOCK PARTY WALLS (TOWNHOMES).

INTERIOR

- 9 FOOT CEILINGS ON THE MAIN FLOOR AND 8 FLOOR CEILINGS ON THE 2ND FLOOR. EXCLUDES ALL LOW HEAD ROOM AREAS DUE TO MECHANICAL.
- OAK STAIRCASE WITH OAK TREADS AND RISERS, OAK HANDRAILS, PICKETS, STRINGERS AND NOSING'S IN NATURAL FINISH (MAIN STAIRCASES – UPPER AND LOWER LEVELS)
- OPEN LOWER VESTIBULE TO HAE 12" X 12" CERAMIC FLOOR TILE WHERE APPLICABLE.

- TRADITIONAL MANTLE HEIGHT GAS FIREPLACE IN FAMILY ROOM WITH MARBLE SURROUND.
- 4 ¼" COLONIAL STYLE BASEBOARDS THROUGHOUT WITH 2 ¾" CASINGS ON ALL MAIN AND SECOND FLOOR WINDOWS, DOORWAYS AND FLAT ARCHES.
- ALL CLOSETS TO HAVE WIRE SHELVING.
- CUSTOM CAMBRIDGE SERIES DOORS WITH BRUSHED CHROME LEVER HARDWARE.
- ONE WASHABLE BENJAMIN MOORE QUALITY PAINT COLOUR (LOW VOC) THROUGHOUT THE HOUSE.
- ALL WOODWORK DOORS, CASINGS AND BASEBOARDS TO BE PAINTED SEMI-GLOSS WHITE.
- ALL CEILINGS TO BE SPRAY STIPPLED WITH SMOOTH BORDERS, EXCEPT KITCHEN, BATHROOMS AND LAUNDRY ROOMS WHICH WILL HAVE SMOOTH FINISH.

KITCHEN

- DOUBLE STAINLESS STEEL LEDGE BACK SINK WITH SINGLE LEVER PULLOUT FAUCET IN KITCHEN.
- PREFINISHED KITCHEN CABINETS WITH EXTENDED UPPERS IN A WIDE RANGE OF STYLE AND FINISHES FROM VENDORS STANDARDS SAMPLES. (STANDARD HEIGHT UPPERS IN TOWNHOMES)
- POST FORMED LAMINATE COUNTERTOPS.
- HEAVY DUTY EXHAUST FAN TO OUTSIDE.
- ROUGH-IN ELECTRICAL AND PLUMBING SUPPLY FOR DISHWASHER.

LIGHTING AND ELECTRICAL

- VENDORS STANDARD LIGHT FIXTURES AND DOOR CHIMES.
- 100 AMP ELECTRICAL SERVICE WITH CIRCUIT BREAKERS.
- TWO EXTERIOR WEATHER-PROOF ELECTRICAL OUTLETS.
- WHITE DECORA TYPE SWITCHES AND PLUGS (WHITE) IN ALL FINISHED AREAS.
- ELECTRICAL PLUG FOR FUTURE GARAGE DOOR OPENER.
- ELECTRONIC COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR HARDWIRED INTO ELECTRICAL SYSTEM IN UPPER HALLWAY.
- ELECTRONIC SMOKE DETECTORS HARDWIRED INTO ELECTRICAL SYSTEM ONE ON EACH FLOOR, INCLUDING BASEMENT AND ONE IN EACH BEDROOM.
- PRE-WIRING FOR CABLE T.V. IN FAMILY ROOM, MASTER BEDROOM , COMPUTER LOFT OR DEN AS PER PLAN.
- PRE-WIRING FOR TELEPHONE IN KITCHEN, FAMILY ROOM, COMPUTER LOFT OR DEN AS PER PLAN.
- ROUGH-IN CENTRAL VACUUM SYSTEM (VENDOR TO DETERMINE LOCATIONS)
- ROUGH-IN FOR SECURITY SYSTEM FOR ALL OPENINGS DOORS AND WINDOWS ON MAIN FLOOR.
- MASTER ENSUITE SHOWER TO HAVE ONE POT LIGHT.

BATHROOMS

- LUXURIOUS ELEGANT RAISED SOAKER TUBS IN MASTER ENSUITE BATHROOM WITH DECK MOUNT FAUCET.
- ENERGY STAR RATED EXHAUST FANS IN ALL BATHROOMS.
- EUROPEAN PEDESTAL BASIN IN MAIN FLOOR POWDER ROOM.
- STRIP LIGHTING IN ALL SECOND FLOOR BATHROOMS.
- CERAMIC TILES UP TO AND INCLUDING CEILINGS IN SHOWER STALLS AND BATH ENCLOSURES.
- CERAMIC TILE BACKSPLASH WON WALL BEHIND SOAKER TUB IN MASTER BEDROOM.
- FRAMELESS CLEAR GLASS SHOWER ENCLOSURE AND DOOR (WHERE APPLICABLE)
- FRAMED CLEAR GLASS DOOR IN TOWNHOMES.
- VANITY MIRRORS IN ALL BATHROOMS.
- PRE-FINISHED VANITY CABINETS WITH LAMINATE COUNTERTOPS.

PLUMBING AND HEATING

- GAS LINE TO REAR (CAPPED) FOR FUTURE BBQ HOOK UP.
- TANKLESS HOT WATER HEATERS TO BE SUPPLIED BY DIRECT ENERGY ON A RENTAL BASIS.
- SINGLE LEVER CHROME FINISHED FAUCETS ON ALL BATHROOMS BASINS AND TUBS.
- TEMPERATURE BLALANCING CONTROLS IN ALL TUBS AND SHOWERS.
- ROUGH-IN ONLY FOR 3 PIECE DRAINS FOR FUTURE BASEMENT BATHROOM.
- TWO EXTERIOR WATER TAPS.
- SHUT OFF VALVES UNDER EACH SINK AND TOILETS.

FLOORS

- 5/8" T & G SPRUCE PLYWOOD SUB-FLOOR WITH ENGINEERED FLOOR JOISTS- GLUED AND SCREWED PRIOR TO INSTALLATION OF FINISHED FLOORING.
- IMPORTED CERAMIC FLOOR TILE 12" X 12" OR 13" X 13" THROUGHOUT FOYER, KITCHEN, BREAKFAST AREA, ALL BATHROOMS AND LAUNDRY ROOM FROM VENDOR'S STANDARD SAMPLES AS PER PLAN.
- ¾" X 3 ¼" PREFINISHED HARDWOOD FLOOR IN MAIN FLOOR EXCLUDING TILES AREAS (NATURAL FINISH).
- PREMIUM QUALITY 40 OZ CARPET WITH 7/16 UNDERPAD ON CECOND FLOOR EXCLUDING TILED AREAS.

ENERGY EFFICIENT & WATER CONSERVATION

- ENERGY STAR QUALIFIED NATURAL GAS-FIRED, POWER EXHAUST HOT WATER TANK TO BE INSTALLED ON A RENTAL BASIS.
- ENERGY STAR QUALIFIED HIGH EFFICIENCY, FORCED AIR, DIRECT VENT,

NATURAL GAS FURNACE WITH PROGRAMMABLE THERMOSTAT.

- DUCTING SIZED TO ACCOMMODATE FUTURE INSTALLATION OF CENTRAL AIR CONDITIONING.
- EXTERIOR FRAME FULLY INSULATED TO R27, INCLUDING R5 SHEATHING. BASEMENT FOUNDATION WALLS INSULATED WITH R20 INSULATION FROM ABOVE THE BASEMENT SLAB. ENTIRE HOUSE SEALED WITH AIR/ VAPOUR BARRIER TO MINIMIZE AIR INFILTRATION AND INCREASE ENERGY CONSERVATION.
- R31 ENERGY SAVING SPRAY FOAM INSULATION IN GARAGE CEILING (WITH HABITABLE SPACE ABOVE) AND OVERHANGS.
- R50 BLOWN INSULATION IN ATTIC.
- COMPREHENSIVE AIR-SEAL PACKAGE ON ALL EXTERIOR DOORS AND WINDOWS WITH POLYURETHANE SPRAY FOAM.
- EXTENSIVE CAULKING FOR IMPROVED ENERGY CONSERVATION AND DRAFT PREVENTION.
- BLANKET INSULATION COMPLETE WITH VAPOUR BARRIER IN BASEMENT.
- LOW-FLOW AEATORS ON WATERSENSE LAVATORY FAUCETS.
- LOW-FLOW WATERSENSE SHOWERHEADS ON ALL SHOWERS.
- WATERSENSE WATER SAVING TOILETS.
- ALL HOMES FEATURE AN HRV SYSTEM (HEAT RECOVERY VENTILATOR) DISTRIBUTING FRESH AIR THROUGHOUT THE HOME.
- HOMES TO BE EQUIPPED WITH A CIRCULATION HOT WATER DELIVERY SYSTEM.
- FURNACE MOUNTED WHOLE-HOME WATER EFFICIENT HUMIDIFIER.
- SOLAR CONDUIT ROUGH-IN.

ALL HOMES WILL BE ENERGY STAR QUALIFIED. ENERGY STAR FOR NEW HOMES IS AN INITIATIVE FOR NATURAL RESOURCES CANADA TO PROMOTE ENERGY EFFICIENT HOME BUILDING IN ONTARIO. PERFORMANCE TESTED, THIRD PARTY VERIFIED AND GOVERNMENT BACKED THE ENERGY STAR LABEL IS YOUR ASSURANCE THAT YOUR NEW HOME IS BUILT TO EXACTLY, ENERGY EFFICIENT GUIDELINES.

ALL HOMES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF EAST GWILLIMBURY SUSTAINABILITY GUIDELINES AND IMPLEMENTATION DATED JANUARY 2015.

TWO YEAR WARRANTY PROTECTION

• THE HOME IS FREE OF DEFECTS IN WORKMANSHIP AND MATERIAL INCLUDING CAULKING WINDOWS AND DOORS SO THAT THE BUILDING PREVENTS WATER PENETRATION.

• DEFECTS IN WORKMANSHIP AND MATERIALS IN THE ELECTRICAL, PLUMBING, HEATING DELIVERY AND DISTRIBUTION SYSTEMS.

• DEFECTS IN WORKMANSHIP AND MATERIALS, WHICH RESULT IN THE DETACHMENT, DISPLACEMENT OR DETERIORATIONS OF THE EXTERIOR CLADDING.

• VIOLATIONS OF THE ONTARIO BUILDING CODE'S HEALTH AND SAFETY PROVISIONS.

• WARRANTIES ARE LIMITED TO THE REQUIREMENTS ESTABLISHED BY THE TARIION NEW HOME WARRANTY ACT.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)
ANY MAJOR STRUCTURAL DEFECT IS DEFINED IN THE TARIION NEW HOME WARRANTY PLAN ACT AS: A DEFECT IN WORKMANSHIP AND MATERIALS THAT RESULTS IN THE FAILURE OF A LOAD-BEARING PART OF THE HOMES' STRUCTURE, OR ANY DEFECT IN WORKMANSHIP OR MATERIAL THAT ADVERSELY AFFECTS YOUR USE OF THE BUILDING AS A HOME.



ENERGY EFFICIENT APPOINTMENTS