

RIVERVIEW HEIGHTS ASHLEY SOUTH FEATURES AND FINISHES

EXTERIOR:

1. Clay brick exteriors with accent brick, stucco, stone & wood look siding on front of home only, as per elevation.
2. Pre-finished aluminum soffits, fascia and down spouts as per elevation and model selected.
3. Metal insulated entry doors with weather-stripping. Front doors also feature glass window insert as per plan.
4. Thermopane vinyl casement windows. All windows double-glazed with Low-E glass. All operating windows are screened. Basement to feature vinyl frame windows with vinyl sliders. Window wells as required at the discretion of the builder. Colours determined by architectural control. Basement window colour may not match colour of main and upper floor windows and purchaser accepts the same.
5. Sectional roll up garage doors with decorative windowlites as per approved elevation.
6. Entire lot sodded, except driveway, walkways and treed areas. Excluding portions of side yard to be gravel as per builder's discretion.
7. Precast concrete slab walkway from driveway to front entry, precast steps at front porch, rear door, side doors and at laundry room door where applicable.
8. One exterior cold water tap (rear or side of house) and one exterior cold water tap in the garage.
9. Two exterior electrical plugs.
10. All outside colours and materials pre-selected by the Vendor, architecturally controlled.
11. All driveways to be paved.
12. 25 Year Manufacturer's warranty on shingles.

HEATING/INSULATION:

1. High efficiency forced air gas furnace with Electrical Ignition & 2 speed ECM (Electronically Commutated Motor), Humidifier and Air Conditioner.
2. Hot water tank is gas rental unit.
3. Thermostat centrally located on main floor.
4. Installation of HRV
5. Insulation as per Ontario Building Code requirements.
6. All ducts to be professionally cleaned prior to occupancy.

KITCHEN:

1. Double compartment undermount stainless steel sink with single lever faucet with vegetable sprayer.
2. Vented stainless steel exhaust fan over stove area.
3. Heavy-duty receptacle for stove.
4. Dedicated electrical outlet for refrigerator.
5. Electrical outlets at counter level for small appliances.
6. Choice of custom quality kitchen cabinets from Vendor's samples. Kitchen features tall upper cabinets, deep upper over fridge and one bank of drawers, as per applicable plan.
7. Rough-in plumbing and rough-in electrical for future automatic dishwasher.
8. Breakfast bars, islands and buffet niches as per plans.
9. Standard white or grey quartz countertop with square edge (no backsplash).

BATHS:

1. White bathroom fixtures throughout.
2. Master bedroom with freestanding tub, separate shower and vanity as per floor plans.
3. Electrical outlets for small appliances beside vanity in all bathrooms.
4. Exhaust fans in all bathrooms.
5. Privacy locks on all bathroom doors.
6. Single lever chrome taps in all vanity sinks.
7. Choice of custom quality vanity cabinets and laminate counter tops from Vendor's samples.
8. Choice of 8"x10" ceramic tile up to ceiling in standard bathtub enclosures and shower stalls (where applicable). Tiled ceilings only included where ceiling is dropped over tub or shower.
9. Shower stalls with glass surround as per plans, glass shower door and waterproof pot light.
10. Vanity width mirrors in all washrooms complete with strip lighting.

MUD ROOM & LAUNDRY:

1. Door from garage to mud room where indicated on floor plans where grade permits.
2. Single plastic laundry tub with attached cabinet, laminate counter & two handle laundry faucet as per plan.
3. Plumbing for automatic washer.
4. Heavy-duty electrical outlet for dryer and electrical outlet for washer.

INTERIOR FINISHES:

1. Nine foot (9') ceilings on main floor and second floor where possible; excluding powder room, mud room and closets. Where applicable 50' Lots to have ten foot (10') ceilings on main floor where possible; excluding powder room, mud room and closets and raised basement.
2. Finished basement landings/foyers.
3. Door from garage to interior of home where indicated on floor plans and where grade permits.
4. Oak railing, oak treads and oak veneer risers and stringers in natural finish to all finished areas with metal pickets.
5. Carrera interior passage doors and closet door(s). All closets to have wire shelving.
6. Contemporary 5" step bevel baseboard throughout, with shoe mould where applicable and 2 3/4" casing on windows and doors.
7. All drywall applied with screws, using a minimum number of nails.
8. Satin nickel finish hardware throughout.
9. All archways fully trimmed.

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ELECTRICAL:

1. Circuit-breaker type panel with 200amp service. All wiring in accordance Electrical Safety Authority standards.
2. Light fixtures provided throughout finished areas (except living room which is a switch control receptacle and dining room which is a capped outlet) and exterior.
3. Two electrical outlets in the garage (one in ceiling for future garage door opener) and one in unfinished area of basement under electrical panel.
4. Two exterior electrical outlets: one at rear of house and one in porch area.
5. White Decora switches and receptacles throughout.
6. Smoke detectors as required. One carbon monoxide detector.
7. Rough-in central vacuum system to garage.
8. Electrical door chimes.
9. Rough-in wiring for dishwasher.
10. Electrical rough in for car charger in garage.
11. Prewiring for rough-in security system to all main & basement windows & doors, 1 keypad & motion.
12. Rough in CAT6 cable to great room and all bedrooms except where Smart Ready Home.
13. **"Smart Ready Home"** rough-in integrated system in den or great room, as per plan and master bedroom consisting of prewiring house for future internet, network and communication connections (1 –CAT6 wire 1-RG6 wires & 1 CAT3 telephone wire).

PAINTING:

1. Interior walls to be painted with premium quality latex paints, Purchaser's choice of one colour throughout from Vendor's samples.
2. White sprayed stippled ceilings with smooth border in all rooms except kitchen, bathrooms and mud room/laundry.

FLOORING:

1. High performance Dryguard OSB sub floor.
2. Choice of 4 3/8" prefinished oak hardwood in natural finish throughout main floor (except where tiled) and upstairs hallway.
3. Choice of 13"x13" ceramic flooring in foyer/hallway, kitchen/breakfast, laundry room and bathrooms, where applicable where hard surface flooring materials are indicated on floorplans.
4. Choice of 40 oz. broadloom or Berber with chip under pad in all floor areas as per plans – choice of one colour throughout bedrooms.

ALSO INCLUDED:

1. Poured CONCRETE basement walls. Poured concrete front porch where applicable as per plan.
2. Steel beams and supports where applicable.
3. Rough-in three piece basement washroom (drains only-no water lines) according to plan.
4. Cold cellar with light.
5. Garage walls and ceiling to be drywalled (unfinished space).

TARION NEW HOME WARRANTY PROGRAM COVERAGE:

1. 7 Years: Major Structural Defects
2. 2 Years: Plumbing, heating and electrical systems and building envelope.
3. 1 Year: All other items.
4. For more information on Tarion Warranty program visit:
<https://www.tarion.com/homeowners/your-warranty-coverage/warranty-outline>

OTHER NOTES:

The Purchaser acknowledges that the finishing materials contained in any model home or presentation centre, may be for display purposes.

Actual floor space may vary from stated floor area. Location of furnace, hot water tank, posts & beams are to be determined by supplier and may not be located as shown on the brochure and purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.

The Builder shall have the right to make reasonable changes in the opinion of the Builder 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.