



## STANDARD FEATURES

### FOUNDATION PACKAGE

- Poured concrete basement walls
- Drainage layer (Delta Wrap) waterproofing membrane with tar spray damp proofing on exterior of foundation wall
- Covered weeping tile around perimeter in stone drainage bed
- 25 Mpa poured concrete basement floor, with floor drain
- Sump pump installed in basement with drain pipe exiting through exterior wall
- Garage floor & porch: Reinforced concrete 32 Mpa

### FRAMING

- OSB premium sub-floor nailed, screwed and glued on kiln-dried wood floor joists
- 2x6 exterior walls as per Ontario Building Code Standards
- Pre-engineered roof trusses with plywood roof sheathing
- 9 foot ceilings on main floor
- Unfinished basements to include framed bearing walls and continuous wrap insulation on the exterior walls

### ROOFING

- Self-sealing fiberglass shingles
- Aluminum drip edge with factory painted galvanized valley
- Buyer's choice shingles from builder standard selection

### INSULATION

- New 2017 OBC packages will be a selection between A1 to A6. To be completed in accordance with minimum standards of the Ontario Building Code
- Double layer of R12 fiberglass insulation in party walls for sound dampening (*for semi & townhouse plans only*)

### EXTERIOR

- Wood frame construction, with brick and/or vinyl siding (as shown on plan)
- Aluminum soffits, fascia & eavestroughs
- Maintenance-free vinyl white (no grills) thermopane windows
- Two panel fiberglass entry doors
- Two (2) exterior hose bibs
- Two (2) exterior weatherproof electrical receptacles
- Lot to be graded as per grading plan
- Metal garage door: (Builder Standard)
- Poured concrete front porch
- Engraved Park Lane logo to be placed on front elevation (on homes with brick front)
- Paved asphalt driveway & fully sodded front and rear yards

### HEATING

- Gas-fired, high efficiency forced air furnace
- Rental gas-fired, high efficiency hot water heater
- Heat Recovery Ventilation System
- Thermostat centrally located on main floor

### FLOORING

- Premium sub-floors
- All Flooring selections are as follows (unless indicated otherwise)- all flooring selections are from builder standard samples
- Engineered hardwood floors in living room & dining room
- Ceramic tile in foyer, kitchen & bathrooms
- Carpet with standard underpad in hallway, bedrooms, stairs & basement (if included)
- Concrete basement floor with drain

### FINISHING TRIM (INTERIOR)

- Pine casings and baseboards to be painted with semi-gloss
- 5 ¼ baseboards, 3" casings with backband
- Interior doorknobs: brushed chrome finish
- Shelf and rod to be included in all closets

#### **DRYWALL & PAINT**

- Drywalled interior walls & ceilings
- Two (2) light paint colours included (Buyer's selection from builders standard samples)
- Textured ceilings, except for bathrooms & kitchen
- Flat paint finish throughout
- Garage walls and ceilings to be dry walled and primed, closets are painted white

#### **KITCHEN**

- Stainless steel double sink in kitchen
- Custom quality semi solid oak-crafted kitchen cabinets with matte laminate countertops, to include a framed pantry. Cabinets to have provision for dishwasher
- White 2-speed ducted exhaust hood fan over stove
- Quality Moen single lever kitchen faucets

#### **BATHROOM(S) & LAUNDRY**

- Bathroom plumbing fixtures, white in colour
- Mirrors over all bathroom vanities
- Quality semi solid oak-crafted vanity cabinet with contoured laminate countertop in bathroom(s)
- One towel bar and toilet tissue dispenser in bathroom(s)
- One-piece fiberglass tub/shower in main bathroom
- Privacy locks on all bathroom doors
- Quality Moen single lever bathroom faucets
- Exhaust fans vented to exterior in all bathrooms, powder rooms & laundry room (if applicable)
- Washer & Dryer connections and dryer vent in laundry area

#### **ELECTRICAL**

- 200 amp electrical service; copper wiring with circuit breaker panel
- Pre-wiring of eight (8) cable TV and/or telephone jacks, to be provided to standard locations in home (or located as indicated on plan)
- All light fixtures and door chimes from Builder's standard selections OR a \$1,000.00 (net HST) allowance
- Heavy-duty wiring and outlet for stove in kitchen.
- Outside vent, heavy-duty wiring and outlet for clothes dryer
- Smoke and CO detectors; interconnected smoke detectors on each level and in each main bedroom; carbon monoxide detector on main level interconnected with smoke detectors
- Electric car charging outlet rough in to be included in the garage

#### **NEW HOME WARRANTY**

*All new Park Lane homes are registered with Tarion Warranty Corporation, with the following coverage;*

#### **ONE YEAR WARRANTY PROTECTION:**

The home is free from defects in workmanship and materials.

#### **TWO YEAR WARRANTY PROTECTION:**

The home is free from:

- Defects in workmanship and materials including caulking, windows and doors, so that the building prevents water penetration.
- Defects in workmanship and materials in electrical, plumbing, and heating delivery & distribution systems.
- Defects in workmanship and materials that result in the detachment, displacement or deterioration of exterior cladding, leading to detached or serious deterioration.
- Violation of the Ontario Building Code's Health and Safety provisions.

#### **SEVEN YEAR WARRANTY PROTECTION:**

A "major structural defect" is defined in the *Ontario New Home Warranties Plan Act* as:

- A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or
- Any defects in workmanship and materials that adversely affects your use of the building as a home.



NIAGARA HOME BUILDERS'  
**ASSOCIATION**