

## Standard Finishes

### **FOUNDATION PACKAGE**

- 8" poured concrete 20 Mpa (above OBC standard) 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
- Oversized 36"x24" cast in place basement windows

### **FRAMING**

- Moisture resistant OSB premium sub-floor nailed, 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 R20 continuous wrap insulation on the exterior walls
- Full basement ceiling height (Approx 7'11")

### **ROOFING**

- Self-sealing fiberglass shingles
- Aluminum drip edge with factory painted galvanized valley
- Buyer's choice shingles from builder standard selection; GAF Timberline High definition, BP Everest 42 Limited Lifetime Warranty & Owens Corning TruDefinition Duration "Limited Lifetime"

### **INSULATION**

- To be done from the A1 compliance package as per the Ontario Building Code and completed as follows; R22 fiberglass batts in the above grade walls, R60 fiberglass to be blown into the attic & R31 fiberglass batts in sloped ceilings
- 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) and limestone ledges under windows
- Pre-finished maintenance free 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
- CHI metal R9.65 insulated garage door from the builders standard selection of colours
- Poured concrete front porch
- Engraved Park Lane logo to be placed on front elevation (on homes with brick front)
- Paved minimum of 2" asphalt driveway & fully sodded front and rear yards (excluding the berm for those lots that permit)

### **HEATING**

- Gas-fired, 96% high efficiency two-stage forced air furnace
- Rental gas-fired, high efficiency hot water heater
- Heat Recovery Ventilation System to reduce heating costs
- Thermostat centrally located on main floor
- Energy efficient 13 seer central air conditioning

### **FLOORING**

- Moisture resistant OSB Premium sub-floors
- All Flooring selections are as follows (unless indicated otherwise)- all flooring selections are from builder standard samples
- 4" width Engineered hardwood floors in living room & dining room
- 13"x13" ceramic tile in foyer, kitchen, bathrooms & laundry area (if applicable)
- Carpet with a 9mm under pad in hallway, bedrooms, pine staircase & basement (if included)
- Concrete basement floor with drain

### **FINISHING TRIM (INTERIOR)**

- Pine casings and baseboards to be painted with semi-gloss and may have a sprayed finished
- 5 ¼ baseboards, 3" casings with backband
- A selection of Masonite interior doors; 2 panel Carrara smooth, 2 panel Roman smooth, 5 panel Riverside smooth, 3 panel textured & 6 panel textured.
- Interior Weiser doorknobs in a brushed chrome finish
- Shelf board(s) and rod(s) to be included in all closets

### **DRYWALL & PAINT**

- Drywalled interior walls & ceilings
- Two (2) light paint interior colours included (Buyer's selection from builders standard samples)
- Textured orange peel ceilings, except for bathrooms & kitchen which are flat (It is up to the Vendors discretion to choose between a flat or textured ceiling where ceiling styles may carry out from the great room to the kitchen)
- Flat paint finish on walls throughout
- Garage walls and ceilings to be dry walled and primed, closets are painted white

### **KITCHEN**

- Stainless steel double sink in kitchen & Quality Moen single lever kitchen faucet
- Custom quality semi solid oak-crafted kitchen cabinets with matte laminate countertops, to include a framed pantry. Cabinets to have provision for dishwasher

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

- Bathroom plumbing fixtures, white in colour & quality Moen single lever bathroom faucets
- Rough in for bathroom in basement
- Quality semi solid oak-crafted vanity cabinet with laminate countertop in bathroom(s) with mirrors over the vanities & hot and cold water shut off valves under the vanities
- One towel bar and toilet tissue dispenser in bathroom(s)
- One-piece 60" fiberglass tub/shower in main bathroom
- Privacy locks on all bathroom doors
- 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 bedroom; carbon monoxide detector on main level interconnected with smoke detectors
- Electric car charging outlet rough in to be included in the garage

## **TARION NEW HOME WARRANTY**

### **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, protects the electrical, plumbing, and heating delivery & distribution systems, and prevents deterioration of exterior cladding
- 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 adversely affects your use of the building as a home.

*All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The vendor reserves the right to change the foregoing specifications without notice. E. & O. E.*