Features & Finishes

EXTERIOR

1. All exterior colours are architecturally controlled and coordinated.
2. Architecturally designed elevations with stucco, stone, clay brick, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artist's concept and subject to grade conditions.)
3. Self-sealing shingles (limited lifetime warranty) from Vendor's pre-determined colour schemes.
4. Aluminum soffit, fascia, eavestrough and downspouts.
5. Aluminum exterior railing as per model type and if required due to grade.
6. Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding Lower-Level windows).
7. 6'10" insulated front entry door, as per elevation.
8. Insulated flat slab man door from house to garage, if grade permits, with safety door closer, as per model type.
9. Sliding doors with screen, as per plan where applicable.
10. Sectional roll-up garage door(s) with decorative windows (glazing) as per model.
11. Lower-Level vinyl windows as per plans (White).
12. Two (2) exterior hose bibs (one in garage and one at rear).
13. Exterior coach lamp(s) including light at rear, as per model type.
14. Where grading requires a deck, the Vendor will provide pressure treated decking and aluminum railing.
15. Paved apron driveway. Vendor will provide base coat, as well as a second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay an amount not to exceed $1000 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty (30) months after Closing Date.
16. Waterproof membrane flooring on Main and Upper-level balcony with aluminum railings, as per plan.
17. Certain lots, including corner lots, may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and purchaser accepts same.
18. Fully sodded lot, except for any driveways, walkways, and patios, as per plan
19. Concrete precast slab walkways at front and at rear patio as determined by the Vendor having a regard to site conditions, as per plan.
20. Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

STAIRS AND RAILING

1. Natural red oak stairs, with natural red oak handrail and pickets, from Ground-Level to Main Level and from Main Level to Upper Level.
2. Pine stairs, painted by colour selected by Vendor, from Lower level to Ground level.

CONSTRUCTION

1. Poured concrete Lower-Level walls to be approximately 7'8" in height.
2. Ground Level ceiling to be 9'.
3. Main Level ceiling height to be 9'.
4. Upper-Level ceiling height to be 8'.
5. Garage walls to be drywalled and gas proofed.
6. Garage floor and driveway sloped for drainage.
7. Cold cellar in Lower Level with insulated door, where grade permits.
8. Tongue and groove sub-flooring on Ground, Main and Upper Level.
9. Engineered floor joists for Ground, Main and Upper-Level floor assemblies.

INTERIOR TRIM

1. All door heights and arches to be 6'8", in all finished areas, as per plan.
2. Interior baseboards to be 4 ¼"
3. Interior casing to be 2 ¾"
4. All interior doors in finished areas to have Satin Nickel finish levers.
5. Exterior Satin Nickel grip set with deadbolt on main entry door, as per plan.
6. 6 panel textured doors throughout finished areas, excluding cold cellar doors if applicable, as per model type.

HEATING AND INSULATION

1. Forced air high-efficiency gas heating system vented to exterior.
2. Hot water tank is a gas rental unit vented to exterior.
3. Central air conditioning throughout.
4. Thermostat centrally located, supplied and installed.
5. Insulation and attic ceiling insulation as per OBC.
6. Spray foam insulation in garage ceilings and box outs where applicable.
7. Lower-Level walls insulated as per OBC.
8. Heat Recovery Ventilator (HRV) supplied and installed.
9. Stove exhaust rough in to be 6" in diameter, as per plan.

FLOORING

1. 12" x 12" ceramic tiles in foyer, garage entrance, laundry closet, and all washrooms, as per Vendor's standard samples.
2. 8mm laminate from Vendor's standard samples in Ground-level, Main-Level and Upper-Level, except tiled areas, as per Vendor's standard samples.
3. 3 1/4" natural oak flooring on stair landings, where applicable.

KITCHEN

1 Purchaser's choice of cabinets from Vendor's standard selections.

2 Extended upper cabinets 41" in height, with bulk head above, as per plans.

3 Quartz countertops, selected from Vendors standard samples by Purchaser.

4 Undermount double bowl stainless steel sink with single lever faucet.

5 White kitchen exhaust fan supplied and installed.

6 Standard Appliance Package including electric range, refrigerator, dishwasher and stackable washer/dryer.

BATHS

1 Purchaser's choice of cabinets for all washroom's, from Vendor's standard samples, as per plan.

2 Purchasers' choice of Quartz countertops, with under mount sink, from Vendors standard samples.

3 Single lever chrome faucets with pop-up drains in all washroom(s), as per plan.

4 8" x 16" ceramic wall tile for tub/shower enclosure(s) and separate shower stalls, from Vendor's standard selection.

5 Acrylic shower base in all showers, as per plan.

6 Mirror(s) in all washroom(s) and powder room as per plan.

7 Vendor standard framed glass shower door in Primary Ensuite shower.

8 Pressure balance valve to all shower stalls and tub/showers as per plan.

9 Shut-off valves for all washroom(s) and powder room faucets.

PAINTING

1 Interior - latex paint, finished areas from Vendor's standard selections.

2 Interior trim and doors to be painted one colour, birch.

3 Stipple ceiling throughout save and except the kitchen and bathrooms which will have smooth ceilings.

ELECTRICAL

1 All wiring in accordance with Ontario Hydro standards.

2 100 Amp service with circuit breaker panel to utility authority standards.

3 One electrical outlet under electrical panel if located in unfinished area.

4 One electrical outlet in garage for each parking space.

5 One ceiling outlet in garage for future garage door opener.

6 Weatherproof GFI exterior electrical outlet located at front porch and at rear.

7 Decora switches and plugs throughout, white colour.

8 Ceiling mounted light fixtures where applicable.

9 Split receptacle(s) at counter level for future small appliance(s).

10 Electrical outlet(s) in all bathrooms and powder room include GFI.

11 Water resistant light fixtures in all shower stalls.

12 Smoke detectors equipped with strobe lights installed as per OBC.

13 Carbon monoxide detector as per Ontario Building Code.

14 Smart wire in Family room, as per plan.

15 Rough-in alarm system on Ground Level.

16 Purchaser to pay as an adjustment on closing a fee in the amount of $1000 (plus HST) for hydro installation and connection.

ADDITIONAL FEATURES

1 Duct Cleaning to be done by Vendor prior to closing (heat runs only).

2 Rough-in central vacuum with pipes collected in garage.

*NOTE: Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

**Purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are Artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

***Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

****Purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems.

*****Purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing.

******Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan.

*******Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

WARRANTY All homes covered by TARION WARRANTY CORPORATION for 7-year major structural and 2-year limited warranties and one (1) year Builder's comprehensive warranty.

elements

TRINITY POINT

