

STANDARD LUXURY FEATURES

FOUNDATION

1. Footings 1x6 boards by 20" wide
2. Foundation wall to be poured concrete at 8' height
3. Foundation walls wrapped with heavy duty drainage membrane
4. Weeping tile to be installed around the exterior footings
5. 3/4" stone gravel to cover weeping tile
6. Cold cellar in basement included, w/door, light and exterior venting
7. Engineered steel beams and post supplied
8. Poured concrete garage floors with reinforced rebar and wire mesh

FRAMING AND STRUCTURE

1. Sill plate gasket for draft protection
2. Engineered floor joints on first and second floors
3. Sheeting tongue & groove 4x8 sub floors
4. Glue and screw sub floors
5. Nine 9' ceilings throughout the main floor
6. Eight 8' ceilings on the second floor
7. 2x6 exterior walls
8. 7/16" 4x8 board sheeted exterior walls
9. 2x4 interior wall constructions with vapor barrier on second floor walls
10. Pre-Engineered trusses
11. 7/16" 4x8 roof sheathing
12. R-20 insulation wrap installed to two feet below grade in basements
13. R-22 insulated exterior walls with vapor barrier
14. R-60 blown insulation in attic
15. Spray foamed garage ceiling where there is living space above
16. Covered porches with poured concrete on reinforced metal decking as per plan

SHINGLES AND ROOF

1. Limited Lifetime Warranty Duration Shingles by Owens Corning
2. Air-turns B52 vents
3. 3' Foot row of ice and water shield

WINDOWS AND DOORS

1. Basement structural windows to be sliders, grade permitting
2. Main Floor and Second Floor windows are all Casement Window
3. Energy Star Certified low-energy glass
3. Standard White, Tan, Sandalwood and Almond vinyl casement windows throughout
4. Front elevations window to have bar pattern as per plan
5. Front entry door frames are vinyl clad with brick-mould, to match window color
6. 8' Fiberglass Front entrance door
7. 8' Fiberglass Garage entrance door to the house
8. 6'x 8' high Vista 2 panel Patio Slider, as per plan
9. Screens on all venting casements with hardware
10. Decorative front entry grip set with deadbolt
11. Windows and doors sealed with caulking
12. Louvers and black backs, as per plan
13. Garage door frames to be paint graded material

Please Note: Size of windows and doors may vary (drawings are estimated sizes)

EXTERIOR DETAILS

1. Exterior clay brick throughout, as per elevations and vendor samples
2. Front elevations to have stone accents, as per elevations and vendor samples
3. 3" Concrete sills under all windows
4. Custom Concrete pre-cast surrounds as per front elevation and vendor samples
5. Soldier coursing on the sides and back over all windows and doors, as per plan
6. Gable detailing with hardy board, aluminum and vinyl, as per plan
7. Maintenance free vinyl soffit, aluminum fascia
8. Two step freeze board as per front elevation
9. Pre-cast concrete slabs walkways, and pre-cast slabs and steps at front and rear doors where applicable
10. Black coach lamps at garage and front entry doors
11. Two outside hose bibs. One in garage and one at the back of the house
12. Two 8x8 garage doors as per vendor samples
13. All properties are fully sodded

INTERIOR DETAILS

1. Smooth raised two-panel interior doors
2. 2 3/4" modern casing on all archways, doors and window frames
3. 5 1/4" modern style baseboards throughout finished areas only, with 1 1/4" door stop
4. Decorative black knob and black hinges on all interior doors
5. 1/2" plain metal picket complete with bottom shoe, finished in black only
6. Handrail 2 1/2" oval oak, stained to match stairs
7. Square Oak post 3", finished to match hardwood flooring
8. Interior stairs oak and stained to match floors as close as possible
9. Metal railing pickets as per vendor samples
10. Basement stairs are finished in spruce
11. Sprayed stippled ceilings on all second-floor bedrooms and hallways with 3" border, as well as high areas
12. Smooth ceiling throughout the main floor
13. All trim and doors painted white semi-gloss
14. Cold cellar in basement include a door, light and exterior venting
15. Master bedroom ceiling to be vaulted
16. Dining room to have waffle molding applied to the ceiling w/ crown molding as per sample

PLUMBING

1. Standard Moen faucets and fixers as per vendor samples
2. Shut-off values in laundry, kitchen, and all bathrooms
3. Temperature control valves in all showers
4. PEX piping water lines throughout the house
5. 3 Piece basement rough-in for future bathroom. Location may vary
6. Washer and Dryer hook-up

HEATING AND AIR

1. Forced air high-efficiency furnace complete with electronic ignition, power vented to exterior
2. High-efficiency gas fired hot water heater power vented to exterior on a rental basis
3. Direct vent gas fireplace as per plan
4. Mantel surround, as per vendor samples
5. Dryer vent to be vented to exterior
6. Exhaust fans vented to exterior in all bathrooms and powder rooms
7. Thermostat placed on the main floor
8. Simplified Heat Recovery Ventilator (HRV) connected to the basement cold air return

FLOORING FINISHES

1. 12"x 24" or 18"x18" floor tile as per vendor's sample
2. Imported ceramic floor tile in foyer, kitchen, breakfast room, bathrooms, and finished laundry room, as per plan
3. 10"x16" imported ceramic tile for separate shower walls in enclosures where applicable
4. Pre-finished 3 1/8" engineered oak hardwood flooring in the dining room, family room, office, and throughout the second floor as per plan

KITCHEN, BATH, AND LAUNDRY

1. Choice of custom quality finished cabinetry with extended 41" tall uppers cabinets
2. Including light valance and crown molding
3. Easy care double stainless steel sink
4. Single lever MOEN faucet
5. Pantries and islands were shown as per plan
6. Rough-in plumbing and electrical for dishwasher
7. Standard appliance openings, refrigerator 36", stove 30", and dishwasher 24"
8. White china under mount vanity basins with mechanical pop-ups drains in washrooms
9. Frameless glass shower and door in master ensuite
10. Double sinks in the master ensuite
11. Double sinks in the shared bath as per plan
12. 30" upper uabinets in the laundry room as per vendor samples
13. Cabinet for drop in sink in the laundry room as per vendor samples
14. Laminatе countertops in laundry room as per vendor samples

KITCHEN CUSTOM FINISHES

1. Custom kitchen design
2. Custom 48" tall Upper cabinets
3. Pantry built out to the fridge depth with a pantry built-in
4. Cabinets above the fridge are the depth of the fridge
5. Extra large island with a built-in garage bin
6. 36" built in pot drawers
7. Chimney hood fan as per vendors sample
8. Hush closing hinges in the kitchen only
9. Hush closing drawers in the kitchen only
10. Upgraded hardware as per vendors samples
11. Quartz countertop in kitchen with a square 1 1/2" edge
12. Kitchen backsplash included as per vendors samples (upgrades 1-2-3)
13. Extended breakfast counters on kitchen islands

BATHROOMS

1. Single lever MOEN faucets throughout as per vendor samples
2. Pedestal sinks in powder rooms, as per plan
3. Ceramic towel bar, toilet paper dispenser, and soap holder in all bathrooms
4. Choice of quality cabinetry from Vendor's samples
5. Quartz countertops in bathroom with round corners 3/4" edge
5. All bathroom basins are white under counter
6. Pop-up drains and tub-mounted faucets
7. Showers to have built-in vinyl liner for waterproofing
8. Free standing soaking tub in master ensuite, were applicable

ELECTRICAL FINISHES

1. Circuit-breaker panel with 100 AMP service
2. Decor switches and plugs throughout
3. 10 4" pot lights may be placed anywhere on the main floor
4. 12" dome lights throughout the house
5. Rough-in central vacuum outlets dropped to basement only with cover plates
6. Pre-wire for telephone provided in family room, kitchen, master bedroom, and office
7. Pre-wire RG6 for cable TV provided in family room, all bedrooms
8. Pre-wire CAT5 for computer networking in kitchen and office where applicable
9. Dual smoke and carbon monoxide detectors installed as per building code
10. Electrical outlet in bathrooms protected by fault interrupter
11. Decorative black coach lamps on exterior elevations, where applicable
12. Front entry door chime
13. Two electrical outlets (one per garage door) for future garage opener
14. One electrical outlet on a switch for seasonal lighting
15. 220 v receptacles for stove and dryer
16. Basement lights operating by one switch
17. All wires are dropped to the basement

TARION WARRANTY CORPORATION COVERAGE

1. 7-year major structural defeats
2. 2-year plumbing, heating and electrical systems and building envelope
3. 1-year all other items
4. DELMARK HOMES INC. is committed to providing excellent service under the guidelines of Tarion Warranty.

NOTICE TO PURCHASERS

DISCLAIMERS

- All exterior color schemes, including brick and stone selections, are architecturally controlled as part of the pre-selected exterior color packages.
- Exterior renderings used for marketing purposes are Artist's Conceptions only. Any landscaping fencing, walkways or other items used to accessorize the renderings are for illustrative purposes only.
- Brochures are used as guide only, room size is approximate, plan and specifications are subject to change without notice and do not necessarily form part of this contract.
- The Purchaser(s) acknowledges that the basement, cold cellar and garage areas are unfinished areas.
- Heating equipment location may vary from brochures / plan
- Actual square feet may vary slightly depending on the elevation selected.
- Variations in uniformity and color from Vendors samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes.
- Hardwood flooring may react to normal fluctuating humidity level producing gapping or cupping, both considered to be within acceptable industry standards.
- The Vendor will not allow the Purchaser to do any work and/or supply material to finish the dwelling prior to closing.
- The Purchaser is hereby notified that due to sitting and grading conditions, risers maybe necessary at the front and rear entries. All lots have architectural features that maybe added or altered at the Vendors discretion to confirm to Architectural Control Guidelines and municipal regulations.
- The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality.
- The purchaser acknowledges that the floor plans may be reversed.

Specifications and conditions are subject to change without notice. Builder has the right to substitute material of equal or better value E. & O. E. a wide variety of upgrades and options are available.

E & O.E. 01/17

