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## Standard Construction Features

**Quality Construction (Modular or Traditional Stick frame Construction at Vendors preference. Note some substitutions of equal quality may apply to below based on type and season of construction.)**

- Poured concrete foundations on poured concrete footings with waterproofing around foundation perimeter
- Standard 6' 6" basement (Note 1)
- Kiln dried floor joists on 16" centres, with 5/8" tongue and groove plywood sub flooring, glued and pneumatically fastened to ensure a more silent floor. Steel beam for main support beam.
- 2 x 6 exterior walls built on 16" centres for a quality premium structure.
- Wall and ceilings insulated to meet or exceed the Ontario Building Code SB-12 for Energy Efficiency (Attic: R50, Walls: R22)
- Roof system includes galvanized metal eaves starters on entire perimeter.
- Roof covered with quality asphalt shingles with 30 year warranty
- Garage includes pre-finished steel sectional doors as per elevations

### Heating

- Natural gas high efficiency forced air heating system with ducting sized to accommodate optional central air conditioning
- Energy efficient Heat Recovery Ventilating System (HRV) installed and balanced to supply a continuous flow of fresh air throughout your home.
- Rental Water Heater (Natural Gas)

### Electrical

- 100 amp underground service with circuit breaker panel
- All copper wiring throughout house
- Light switches and electrical outlet heights are adjusted for ease of use
- State of the art security system (24 Hour monitoring for smoke alarm, heat sensor, carbon monoxide detection and motion detector for additional home security)
- Door chimes installed at front entrance way.
- Pre wired for optional garage door opener
- Two exterior GFI plugs, one at back of home and one in garage
- Attractive modern ceiling fixtures (where applicable) all bedrooms, family room, great room, and closets. (As per plans)
- Switch controlled receptacle in living room.
- Pre-wired for two telephone and two cable television outlets (client to choose locations)
- Exterior coach lighting installed at all points of entry.

### Plumbing

- Double stainless steel kitchen sink with single lever faucet
- Opening for dishwasher with plumbing and electrical rough in
- Main floor laundry room (as per plan)
- Single laundry tub (as per plan)
- Anti-scald pressure balancing valves in all showers
- Water efficient toilets, taps and shower heads One piece acrylic tub and shower units with built in grab bar (as per plan)
- Two exterior taps (Client to choose location)





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### Exteriors/Windows and Doors

- Brick frontage in a variety of attractive textures and colours is standard (Freehold Homes)
- Maintenance free quality vinyl siding in a variety of colours (Landlease homes all vinyl)
- Maintenance free aluminum soffit, fascia and eavestroughs
- Maintenance free Low E argon filled vinyl windows throughout with internal colonial grills (as per elevations)
- Maintenance free vinyl basement windows (as per plans)
- Maintenance free insulated steel doors complete with vinyl clad frames

### Exterior Features

- Fully graded and sodded lot
- Paved asphalt driveway
- Decorative interlock stone walkway to front entrance from driveway
- All services underground including, telephone, gas, cable and hydro
- Decorative lamp post in front yard

### Kitchen

- High quality cabinetry in a large selection of finishes to suit your individual tastes, with quality cabinet hardware.
- Laminated counter tops in a variety of colour choices
- Two-speed range hood fan with light and charcoal filter.
- Contains one bank of pots and pans roll out drawers for easy access

### Bathroom

- Quality cabinetry with large selection of finishes and hardware
- All fixtures white with chrome bathroom accessories
- Mirrors in all bathrooms installed within six inches of full width of all vanities

### Interior Finishes

- All interior drywall surfaces have two finish coats of interior latex designer white
- Textured ceilings throughout except kitchen, breakfast, laundry room and all washrooms
- 8' ceilings are standard on main living level
- Modern white painted baseboard and window Trim Package
- Modern Interior Doors with modern hardware. Various upgrade options are available.
- Superior ½" underpad installed under carpet
- Wall to wall carpeting installed in Living room, Dining Room and bedroom in a variety of colours
- Ceramic tile in kitchen, foyer, bathrooms and laundry room in a variety of colours

### Warranty

- Full new Seven Year Home Warranty as per Ontario New Home Warranty Program (Tarion)

Note 1: Please note that according to Ontario building code a 6'6" basement is considered unfinishable living space and an upgrade to a 7'10" basement is required for a future finished basement. Please consult your sales representative for pricing.

