

QUALITY FEATURES & FINISHES

Your dream home deserves nothing but the best. From floor to ceiling, exterior to interior, every feature and every finish has been carefully selected by experts to offer you the best in high quality, refined living. Plus, you're covered by the Tarion Warranty Program for complete peace of mind.



EXTERIOR FEATURES

- All exterior materials, features, and colours are selected by the Vendor.
- Quality brick and / or stone – located as per working drawings.
- Factory finished siding, wall cladding (e.g. PVC panels), soffits, fascia & eaves troughs located as per working drawings.
- Factory finished, insul-glazed, vinyl windows, complete with screens on operable windows. Exterior window frame colours as per Vendor exterior colour package. Basement windows (if applicable) are all sliders. Window type (casement, slider, etc) is as per working drawings. Window grille location, style, and pattern is as per working drawings. All glazing areas are subject to the requirements of the Ontario Building Code.
- Hinged entry doors are fiberglass insulated doors with high-quality weather stripping – style as per working drawings.
- House number identification (plaque, stone, etc) – type, location, size, & font style as per working drawings.
- Lifetime architectural asphalt shingles - shingle warranty as per manufacture's specs.
- Unit graded to the requirements of the City of St.Thomas. The grading of the unit is the topography of the unit and slopes on the unit – the final unit grading is completed by the Vendor in accordance with the Grading Plan that has been designed by a Professional Engineer and approved by the City of St.Thomas – the unit grading is not determined by the Vendor and cannot be altered by the Vendor - all questions about the unit grading must be addressed to the Sales Representative prior to a unit being selected and an agreement of purchase and sale being signed.
- Sod and/or seeded unit – front, rear, & sides except areas with trees, shrubs, and general shrub ground cover.
- Final grading and sod and/or seed installation will be completed by October 31 of the year following the closing. Watering new sod and/or seed is entirely the Purchaser's responsibility (Vendor recommends the purchase of bulk water for new sod and/or seed).
- Purchaser is responsible to control all vegetation growth (e.g. weeds) from closing date to sod installation date.
- Asphalt-paved driveway and hard surface walkway to front porch as per plan (e.g. shape and location). Asphalt driveway & all types of on-grade hard surfaces (e.g. curbs – if applicable) installed by Oct 31 of the year following the closing date.
- Raised sectional insulated garage door as per working drawings.
- Reinforced poured concrete porch top and PVC posts (painted), as per working drawings. Concrete porches may or may not have an expansion joint(s). Expansion joints, including location, are at the Vendor's discretion.
- Wood deck as per working drawings. Some decks have a railing and some decks do not have a railing. Working drawings show if a railing is / is not included. Some decks have stairs to grade & some decks do not have stairs to grade. Working drawings show if steps are / are not included.
- Units with a "walkout basement" have an on-grade concrete patio. Size of patio is as per working drawings. Expansion joints, including location, are at the Vendor's discretion. Some units will have stone in a portion of the rear yard.

- All utility box locations for the community and other utility features are located as per the Utility Plan that has been designed by a Professional Engineer and approved by the City of St.Thomas and Utility Providers – the utility layout is not determined by the Vendor and cannot be altered by the Vendor - all questions about the utility plan must be addressed to the Sales Representative prior to a unit being selected and an agreement of purchase and sale being signed.

STRUCTURAL FEATURES

- Main floor ceiling height is 9' and second floor ceiling height is 8'.
- Common wall between units constructed to meet the requirements of the Ontario Building Code.
- Basement floor to be poured concrete over stone.
- Garage floor to be poured concrete over compacted granular material complete with saw cut(s) for expansion purposes.
- Garage walls and ceiling to be insulated (combination of batts and blown-in for ceiling).
- Poured concrete foundation walls complete with damp proofing and drainage membrane installed on concrete footings and foundation collector drains (where applicable) – basement windows and / or door as per working drawings.
- Foundation parged from grade to brick line (this is a masonry veneer for esthetic purposes and cannot be warranted).
- Floor joists and supporting beams and/or bearing walls as per working drawings.
- Floor sheathing nailed and screwed to joists.
- Roof sheathing fastened to engineered roof trusses and truss configurations as per the working drawings.
- Exterior walls are 2"x6" @ 16" o.c. with R5 insulated sheathing & R20 batt insulation in walls - insulation in attic and sloped areas is R50.
- Exterior basement walls framed with studs (where required) @ 24" o.c., insulated with full height R20 batts and 6 mil poly with a moisture barrier (some basement walls are framed with 2"x4"s)
- Continuous interior air barrier on all floor belts, wall headers & wall assemblies; sealed electrical boxes on all exterior walls; acoustical sealant of air/vapour barrier at all joints & openings.
- Insulation in floors over unheated space is R35 spray foam.
- Drywall (1/2" thick) throughout finished areas only, nailed and screwed to structural lumber.

INTERIOR FEATURES

- All interior colours, features, and materials are selected by the Vendor.
- Finished rooms in basement as per working drawings.
- Kitchen cabinets, bathroom vanity(ies), and cabinetry hardware as per Vendor's cabinetry plans.
- Hard surface counter tops in kitchen and bathroom vanities.
- Integrated LED under cabinet lights on kitchen upper cabinets.
- Cabinetry island (if applicable) size, shape, and features is as per cabinetry plans.
- Ceramic tile backsplash in kitchen (location of backsplash selected by Vendor).
- Units 1 to 10 & 27 to 40 have carpeted interior stairways (main flr to basement & main flr to second flr).

- Units 11 to 26 have hardwood stairs (main flr to basement and main flr to second flr) as per stair specification sheet
- Units 1 to 10 & 27 to 40 have carpet in bedrooms, upper halls, basement halls, basement fam rm & basement bedroom(s).
- Units 11 to 26 have LVP flooring in all of finished basement (ceramic is not in basement bath)
- Units 11 to 26 have hardwood flooring in master bedroom & WIC and hardwood flooring in upper halls
- Units 11 to 26 have carpet in second floor bedrooms
- All units have engineered hardwood flooring in great room, eating area, & kitchen.
- All units have ceramic tile in foyer / front hallways, bathrooms (except units 11 to 26 – basement bathroom is LVP flooring), powder rooms (if applicable), and laundry room (Note: The working drawings show the flooring transition locations) (Note: Units 11 to 26 have ceramic in laundry area & not hardwood)
- The Purchaser acknowledges being advised that flooring materials are subject to pattern, shade and colour variations - the Vendor is not responsible or liable for these normal occurring features of flooring types.
- Approximate 5.25" tall baseboard and approx. 2.75" wide casing painted throughout (trim may slightly vary in width).
- Interior doors, painted, size & type per working drawings (drywalled pantry – if applicable - to have a one-lite glass door).
- Exterior front door to have grip-set with electronic deadbolt.
- Interior doors are either hinged or sliding (bi-pass) – doors as per working drawings.
- Interior door hardware is lever style.
- Wire shelving or melamine shelving in closets / drywall pantry as per working drawings.
- California stiplle ceilings except the bathroom(s), laundry, and other possible moisture sensitive locations.
- Guard systems around openings are either drywalled studio walls (approx 36" to 42" tall) or wood / metal railing system – type and style of guard system is as per working drawings and located where required by the Ontario Building Code and at Vendor's discretion.
- Walls, interior trim, and doors painted with latex paint – colour selected by Vendor.
- Miscellaneous trim pieces (e.g. railings & cappings) are stained or painted.
- Garage drywalled and painted with one coat of latex paint.
- Unfinished floors in basement painted.
- Stair treads from main flr to basement and main flr to second flr (if applicable) will meet Ontario Building Code.
- Gas line for BBQ (quick connect), gas line for stove, gas line for dryer (connections to unit by Purchaser).
- Note: A central vac rough-in is not supplied and installed.
- Note: Mirrors over sinks / pedestal sinks are not supplied and installed.
- Note: Towel bars and tissue holders are not supplied and installed.

PLUMBING

- Bathrooms with a vanity have an undermount sink with a faucet.
- Ensuite bathroom has two sinks in vanity, freestanding tub with tile surround (as per working drawings), & walk-in shower with tiles on wall, one piece base, and glass doors.
- Second floor bathroom and basement bathroom (if applicable) have a 5' one-piece tub-shower unit.
- A one-piece 5' tub and shower is white and includes a cap, with pressure-balance faucet and shower curtain rod.
- Powder room has pedestal sink.
- Toilets (white) with lined tank – comfort height & elongated toilets (including basement bath if applicable).
- Undermount stainless steel double sink in kitchen with decorative kitchen faucet.
- Note: A built-in dishwasher is not included (plumbing & electrical lines are roughed-in for future dishwasher).
- Connections provided for Purchaser's washer and dryer – location is as per plan and model type (some connections are installed to accommodate a 'stacked' washer & dryer).
- Plastic laundry tub with faucet located as per plan.
- Back flow valve installed on sanitary line.
- The Purchaser acknowledges that the power-vent gas water heater ("water heater") to be installed by the Vendor meets the Ontario Building Code requirements and is supplied by a third party on a rental basis and agrees, on closing, to assume the Vendor's obligations with respect to the water heater in accordance with the third party's then standard terms and conditions and at the third party's then standard rental rates and hereby acknowledges the third party's title and ownership of the water heater. This obligation shall survive the closing of the transaction. In the event the Purchaser removes the water heater and/or terminates the contract with the third party and said action(s) incur a penalty to the Vendor the Purchaser agrees the penalty shall be on the Purchaser's account and agrees to pay the penalty.
- At least two tubs/showers connected to Drainwater Heat Recovery coil (unless only one unit is available).
- Sealed sump pit & pump installed, discharged to storm sewer.
- Water meter installed but supplied by the municipality.
- Two exterior water taps installed as per plan.
- Waterline to fridge – connection of waterline to fridge after closing by Purchaser.
- Note: A rough-in for future water softener is not included.

ELECTRICAL & MECHANICAL

- Forced air, high-efficiency gas furnace, (96% AFUE two-stage gas valve), with digital programmable thermostat. Vendor to install a furnace that is sized to meet the requirements of the O.B.C and official HVAC plan.
- Central air conditioning (sized as per HVAC plan).
- Simplified HRV (min. 75% efficient).
- Flow through humidifier.
- All units have an electric fireplace located as per plan with drywall surround and mantle.
- Wiring and wood support for wall mounted TV (includes electrical outlet & HDMI cables – installed over mantle).
- Prewired and jacks installed for cable TVs and/or telephones (total of approx 5 units located as per plan).
- 200 AMP panel with copper wiring throughout.
- Door chime kit and lights in unfinished portion of basement and interior garage.
- Smoke and Carbon Monoxide alarms installed as per the Ontario Building Code.
- Heavy duty stove receptacle and outlet for refrigerator and microwave.
- Light fixture type as per Vendor's selections and locations as per electrical plan.
- Pot lights on main floor (typically in kitchen & great rm) as per Vendor's electrical plan.
- Exhaust fans vented to exterior in the bathroom(s).
- One or two exterior weatherproof electrical receptacles with ground fault breaker feature.
- Decora style switches and standard style plugs.
- Garage door opener with keyless entry and remote(s).
- Rangehood supplied and installed by the Vendor.
- Units 11 to 26 have electric in floor heating in the ensuite bathroom only (all other units do not have electric in floor heat)

OTHER

- Satellite TV Wires: The Vendor does not install "rough in" wires for satellite dishes (e.g. attic to the elec. panel).
- Bulkheads: The Purchaser acknowledges the home may include bulkheads and boxed out walls to accommodate and/or conceal plumbing and mechanical systems. These bulkheads and boxed out walls will vary from home to home and the Vendor reserves the right to install bulkheads and boxed out walls as required. Furthermore, the finishing of the bulkheads and location of the bulkheads is at the sole discretion of the Vendor.
- Warranty: The Purchaser receives substantial warranty protection as set out by the Tarion Warranty Program (in accordance with the Ontario New Home Warranty Act). Under the plan, the Vendor warrants that the house will be free of defects in workmanship and materials for a period of one year. There is a two-year warranty with respect to electrical, plumbing, heating systems, cladding, caulking, windows, and doors, and the building envelope (all parts of the structure that contain the living space is free of water penetration). The Vendor warrants for two years that the basement remains free of water penetration through the foundation. The Purchaser is protected for seven years against major structural defects with the Tarion Warranty Program.
- Glass Area: The Ontario Building Code limits the amount of glass (glazing area) in all houses – should the amount of glass area in the house exceed the limit set by the OBC some windows and doors will either have to be removed or changed to a smaller size to ensure the OBC requirement is met – glass area is calculated at the drawing review stage.
- Vanity & Cabinet Sizes: All cabinet sizes shown on plans are approximate and subject to change – final cabinet sizes are determined by the Vendor and sizes are shown on the cabinetry plans.
- Window Wells: Amount of exposed metal window well (if applicable) seen through any size of basement window is determined by the Engineer's lot grading plan and not by the Vendor - metal window wells (if applicable) have to be installed by the Vendor in order to obtain a grading certificate.
- Product Selections: In the event a selection(s) or detail(s) is in contravention of the Ontario Building Code the OBC takes precedence.
- Variations in Products: All products are subject to variations in colour, texture, and other esthetic traits of the product. For example, red brick A installed at 123 Apple Street may look different then red brick A installed at 789 Orange Street - there are acceptable variation tolerances in each product and the Vendor cannot guarantee that products will be the same from house to house. The Vendor reserves the right to substitute a comparable, alternative product for any of the products and/or materials included in the construction of the home without the express permission of the Purchaser.

Note: The phrase 'working drawings' refers to the building plans that have been approved by the City of St.Thomas and are the plans all parties follow to construct the building. E. & O.E.

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