

OUR STANDARDS ARE OTHER BUILDER'S EXTRAS

QUALITY EXTERIOR CONSTRUCTION

1. CLAY BRICK/ARRICRAFT STONE & STUCCO, as per applicable elevation.
2. All exterior elevations and colour schemes, including brick selection, are Architecturally Controlled as part of pre-selected exterior colour packages.
3. PORCHES WITH MAINTENANCE-FREE COLUMNS AND RAILINGS (only where required by grade), per applicable elevation.
4. MAINTENANCE-FREE, VINYL WINDOWS AND SLIDING DOORS, with sealed thermopane glass panels.
5. CASEMENT WINDOWS THROUGHOUT main and second floor. Basement windows are sliders. All operable windows are pre-designated by the builder and will have screens. Some front and side elevation palladium, transom, octagon and other accent windows to be faux black glass, as per elevation.
6. RAISED PANEL, CARRIAGE STYLE SECTIONAL GARAGE DOORS with window inserts and paint finish, as per elevation. Colour of individual doors Architecturally Controlled as part of pre-selected exterior colour packages.
7. Lot to be fully sodded (including boulevard)
8. R/1 3/pc in Bsmt.
9. Two exterior water taps with interior shut-off.
10. Two exterior weather-proof electrical outlets with ground fault wiring. One outlet to be located near front entrance and equipped with interior switch. The second outlet, will be located at the rear of the house and is not switched.
11. Community to have paved roads, curbs, storm and sanitary sewers.
12. DOOR FROM GARAGE TO HOUSE, including door closer, where grade permits as per applicable plan.
13. Garage floor to be poured concrete with steel reinforcing.
14. Pre-finished, maintenance-free soffits, fascia, eavestroughs and down pipes as per elevation.
15. 3/8" plywood roof sheathing.
16. Self-sealing, 25 YEAR QUALITY ASPHALT SHINGLES.
17. Steel-beam construction in basement (as per applicable plan)
18. Basement walls are poured concrete with damp proofing system. Exterior drainage membrane provided at basement area and weeping tiles for additional protection against basement leaks.
19. Basement floor to be poured concrete.
20. Upgraded, insulated and embossed front entry door with glass inserts, sidelights and/or transom windows, as per plan.
21. All exterior doors are insulated non-warp metal doors with energy-efficient weather stripping and dead-bolt lock.
22. Elegant grip set on front door.
23. Precast concrete slab walkway from driveway to main entrance door. Any applicable rear patio will be precast concrete slabs, 6' x 6' in size.

GENERAL INTERIOR CONSTRUCTION

1. All framing in accordance with Ontario Building Code and local municipal requirements.
2. Constructions of homes inspected at specified stages by municipal officials.
3. All exterior walls of habitable areas constructed with 2" x 6" framing.
4. Professionally engineered roof trusses, as per applicable plan.
5. ENGINEERED FLOORING SYSTEM, WHICH GREATLY MINIMIZES FLOOR SQUEAKS AND DEFLECTION (BOUNCE).
6. 5/8" TONGUE AND GROOVE PLYWOOD SUBFLOORS, SANDED AT JOINTS AND SCREWED.
7. All insulation as per Ontario Building Code: Exterior wall of habitable areas insulated to a rating of R20: Roof of habitable areas insulated to a rating of R40: Basement wall R12.
8. 9' CEILINGS ON MAIN FLOOR.
9. 8' ceilings on 2nd floor of all designs.
10. COFFERED AND VAULTED CEILINGS, as per plan.
11. Ceiling heights may vary from standards noted above, in those areas where ceilings must be dropped to accommodate mechanical and/or structural systems, or where determined by the Vendor's architect (such as coffered ceilings).

KITCHENS

1. GRANITE KITCHEN COUNTER TOPS, in a selection of colours, based on builders samples.
2. DOUBLE COMPARTMENT LEDGEBACK STAINLESS STEEL SINK.
3. SINGLE LEVER FAUCET WITH VEGETABLE SPRAY.
4. Vented exhaust fan over stove area, white hood fan.
5. Choice of CUSTOM QUALITY CABINETS, in a variety of colours and styles, from builder's samples.
6. Electrical outlets for stove, fridge and countertop appliances as per Ontario Building Code requirements.
7. Rough-in wiring and plumbing for dishwasher hook-up.
8. Open dishwasher space as per plan. (Optional filler base cabinet available)
9. Flush BREAKFAST BARS as per applicable plan.
10. Designer KITCHEN ISLANDS and PENINSULAS, as per applicable plan.

BATHROOMS

1. SEPARATE SHOWER STALL with shower curtain rod in Master Ensuite, as per applicable plan.
2. SOAKER TUB or CORNER TUB in Master Ensuite, as per applicable plan.
3. Bath tub enclosures and shower stalls to be in HIGH QUALITY CERAMIC TILES from builder's samples. Soaker and corner tub enclosures to receive a minimum of 16" ceramic wall tile.
4. Standard white bathroom fixtures from builder's samples/
5. SINGLE LEVER FAUCETS in all vanities, shower controls with built-in balance regulators.
6. Choice of vanity cabinets and laminate counter tops from builder's samples.
7. OVERSIZED MIRRORS IN ALL BATHROOMS AND POWDER ROOM.
8. CERAMIC TOWEL BAR AND PAPER HOLDER in all bathrooms.

INTERIOR FINISHES

1. UPGRADED COLONIAL BASEBOARD AND TRIMS FOR ALL DOORS AND WINDOW OPENINGS, ¼ round installed on all hard surfaces.
2. SERIES 800 OR CLASSIQUE INTERIOR COLONIAL DOORS.
3. BRUSHED NICKEL DOOR HARDWARE, HINGES AND KNOBS. All bathrooms to have privacy locks.
4. OAK RAILING, PICKETS AND NOSING TO MAIN STAIRCASE AND UPPER HALL, as per applicable plan.
5. ELEGANT FULL HEIGHT OR HALF COLUMNS, as per applicable plan.
6. TRIMMED OPENINGS on main floor as per plan (excluding rounded arches).

FLOORING

1. Choice of HIGH QUALITY CERAMIC TILE, minimum 12" x 12" from builders standard selection, IN ENTRANCE FOYER, KITCHEN, BREAKFAST AREA, POWDER ROOM, MASTER ENSUITE FLOOR, SOAKER OR CORNER TUB DECK (as per applicable plan) and ALL BATHROOM FLOORS, as per applicable plan.
2. All non-tiled areas on main floor to receive 35 oz. Broadloom with 11mm foam underpad.

LAUNDRY ROOM

1. SINGLE LAUNDRY TUB located as per plan.
2. Plumbing and electrical provided for laundry equipment hook-up, location per plan.
3. Heavy-duty electrical outlet for dryer and electrical outlet for washer.
4. Exterior wall vent provided for dryer.

ELECTRICAL

1. 100 Amp circuit-breaker panel with copper wiring throughout.
2. All wiring in accordance with Ontario Building Code standards.
3. INTERIOR ELECTRICAL LIGHT FIXTURES THROUGHOUT, except the living room, which is equipped with a switched wall outlet.
4. Electrical door chime.
5. ROUGH-IN CENTRAL VACUUM OUTLETS.
6. SMOKE DETECTOR ON EACH LEVEL.
7. CARBON MONOXIDE DETECTOR, as per Ontario Building Code.
8. TELEPHONE OUTLET IN KITCHEN AND MASTER BEDROOM.
9. CABLE T.V. OUTLET IN LIVING ROOM OR FAMILY ROOM AND MASTER BEDROOM.
10. PRE-WIRED FOR COMPUTER OUTLET IN FAMILY ROOM, DEN or COMPUTER NICHE.
11. Exhaust fans to be provided in all washrooms, as per specifications.
12. SHOWER STALL LIGHT (as per applicable plan)
13. WHITE LIGHT SWITCHES AND WALL PLUGS. Light switches to be located at chilled-accessible height.
14. DECORATIVE BLACK COACH LAMP AT FRONT AND REAR OF HOME, as well as side entries, where applicable.
15. Alarm – Security system rough-in.

HOME COMFORT

1. DIRECT VENT GAS FIREPLACE, with paint-grade white mantel, as per applicable plan.
2. High efficiency gas fired forced air furnace with electronic ignition.
3. Energy efficient gas fired hot water tank (rental agreement).

PAINTING FINISHES

1. All interior walls, door and trims to be painted ELDIN WHITE throughout.
2. All interior ceilings to be finished in a texture spray with a 4" smooth border.
3. Standard closets (not walk-ins), bathrooms and kitchen, will be finished with smooth ceilings.

COLOUR SELECTION AND FINISHINGS

1. All colour and finishing selections are to be made at Eldin Building Corporation's Décor Centre and from Builder's standard samples. Eldin Building Corporation provides the services of a professional decorator to assist in the completion of their interior finishing selections and the selection of upgrades.
2. The Purchaser acknowledges that items displayed in the Model Home or sales office may include upgraded items available at an extra cost, as well as other items shown for display purposes only, which may not be available.
3. The Purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Presentation Centre and/or Model Homes may vary from those displayed and available at the time of colour selection.

TARION WARRANTY CORPORATION COVERAGE

1. Seven years: MAJOR STRUCTURAL DEFECTS.
2. Two years: PLUMBING, HEATING, ELECTRICAL SYSTEM AND BUILDING ENVELOPE.
3. One year: - ALL OTHER ITEMS

NOTES TO PURCHASERS

1. Exterior colours are architecturally controlled and selected by the builder to provide a pleasing streetscape.
2. Number of steps at front and rear yards may vary from that shown according to grading conditions and municipal requirements.
3. Variations in uniformity and colour from vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
4. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
5. Actual square footage may vary slightly, depending on elevation selected.
6. Ceilings and walls may be modified to accommodate mechanical systems. Ceiling height may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
7. House to be finished in a good, workmanlike manner.
8. All Purchasers selections are from the Builder's Standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Model Homes, Sales Office or Décor Centre are not necessarily included in the purchase price.
9. Purchaser acknowledges that basement and garage areas are unfinished areas.
10. Options shown on floor plan are available at an extra cost.
11. 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.
12. Terms "as per elevation" or "as per applicable plan" refer to illustrations provided in marketing documentation.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL VALUE.