



Every Detail. Every Finish.

EXTERIOR

- Genuine clay brick with coloured raked mortar, architecturally selected as per elevation.
- Upgraded self-sealing, high-wind resistant shingles in specially blended colours with manufacturers twenty-five (25) year limited warranty.
- Prefinished low-maintenance aluminum soffits, fascia, and downspouts as per elevation.
- Stone veneer, stucco, aluminum, Hardie siding, soldier coursing, cement board, keystones, sills, and other masonry detailing in brick and precast sills as per elevation.
- Exterior columns to be fiberglass or vinyl as per elevation. Porch railing, if applicable, to be low maintenance aluminum or vinyl, colour to be determined by the Vendor.
- Architecturally controlled wood, vinyl, brick and/or pre-finished siding detailing including side and rear gables as per elevation.
- Fiberglass insulated front entry door(s) with weather stripping as per elevation.
- Energy Star qualified Low E Argon coloured vinyl casement windows on main and second floor (excluding exterior sidelights and door inserts), with screens, multi-point locks and folding handles provided on all operational windows. Basement windows to be energy efficient Low E Argon white vinyl sliders.
- Energy Star qualified Low E Argon coloured vinyl sliding patio door with screen, where applicable as per plan.
- Sectional roll-up garage door(s) with window lights as per plan.
- Lot sodded and graded to the requirements of the Municipality. Side yards to be sod or gravel as determined by the Vendor (where applicable).
- Precast concrete slab walkway from driveway to front entry, precast step at front and rear doors where applicable.
- Subdivision will have paved roads, sanitary and storm sewers, and municipal water completed prior to closing.
- Two exterior frost-free water taps, one in the garage and one at the side or rear as per elevation.
- Satin nickel-look front door gripset and deadbolt, with integrated address stone.
- Paved driveway with 2 coats in accordance with municipal requirements. Base coat to be installed within the 270 seasonal days as prescribed by TARIION Warranty Corp, barring any municipal and/or subdivision requirements. Finish coat shall be done by the Vendor within 18 months of the base coat, paid for by the purchaser on closing.
- Architecturally approved designs with pre-selected colours and controlled streetscape with pleasing styles, materials, and elevations.
- Quality caulking around all windows and doors, as well as spray foam insulation for superior energy efficiency and comfort.
- Safety door closer on interior garage door where applicable.
- Interior of framed garage walls and ceiling to be fully drywalled and taped, not to be sanded or painted. Garage ceiling insulated with "Icynene" or equivalent spray foam only where there is a finished room above. Exterior walls to be non-insulated.
- Flat roof areas to receive modified bitumen roofing systems where applicable.
- Pressure-treated 30-50 sq.ft. wooden deck with stairs to grade installed where decks are required as per grading. Taller basement windows at rear of home are standard for lookout basements only.
- In cases of walkout basement conditions, the following features are included: Juliette railings, basement sliding patio door, oversized coloured vinyl windows on rear elevation, additional brick, framing, insulation, and additional exterior light and electrical outlet where applicable, as per plan.

KITCHEN

- Custom quality kitchen cabinets to be selected from Vendor's samples, including Thermofoil, Oak, and Maple or equivalent, with Granite countertops with square edge profile (from Vendors standard samples) and design features such as taller uppers cabinets where applicable, as per plans.
- Undermount stainless steel double compartment sink with single lever faucet with pullout spout in Arbor by Moen or equivalent model.
- Deluxe stainless steel exhaust hood fan over stove area with 6" vent to outside.
- Heavy duty receptacle and rough-in for stove, refrigerator, and dishwasher.
- Electrical outlets at counter level for small appliances.
- Oversized island/breakfast bar to have dummy doors on the back and electrical outlet, as per plan.
- Walk-in pantry with 4 melamine shelves, as per plan.



BATHROOM

- Primary ensuite to include acrylic soaker tub with deck-mounted faucet where applicable.
- Framed glass shower with tiled shower walls and ceiling in Purchaser's choice of ceramic tile from Vendor's standard samples, and "Durock - Cement Board" backing or equivalent.
- GFI protected electrical outlets for small appliances beside sinks in all bathrooms.
- Privacy locks on all bathroom doors.
- "Moen" Chrome single lever taps with pop-up drains in all vanities with white undermount china sinks.
- "Moen" Chrome single lever taps with pressure balanced scald control in all showers and bathtubs with showers.
- White pedestal sink in powder room, as per plan.
- White bathroom fixtures, accessories, and elongated toilets in all bathrooms.
- Purchaser's choice of bathroom cabinets with colour coordinated kick plates and granite countertops with white undermount sink chosen from Vendor's standard samples.
- Purchaser's choice of ceramic tile for bathtub/shower enclosure walls and ceilings from Vendor's standard samples.
- Chrome ceramic bathroom accessories to include towel bar and toilet tissue holder.
- Vanity mirrors in all bathrooms, with the exception of powder rooms, which will have oval mirrors.
- Energy efficient water saver shower heads and toilet tanks. Low flow aerators on all faucets.
- Durable, 1/2" hot and cold Innovative Thermoplastic piped plumbing supply lines for less copper in water, reduced knocking, and less condensation.
- Shutoff valves on all sinks and toilets.



LAUNDRY ROOM

- Interior door from garage to main floor mudroom, where applicable as per grade.
- Insulation in all walls of the main or second floor laundry room.
- Single laundry tub with standard white base cabinet and post-formed white arborite laminate countertop and standard faucet in main or second floor laundry room only.
- Heavy duty electrical outlets for washer and dryer with rough in dryer vent to exterior.
- Hot and cold water faucet niche with drainpipe for automatic washer in main or second floor laundry.

FLOORING

- Purchaser's choice of quality 12" x 12" and 13" x 13" imported ceramic floor tile in kitchen, laundry, mudroom, foyer, and all bathrooms, as per plans. All ceramic floor tile to be laid on scratch coat, and chosen from Vendor's standard samples.
- Metal strip thresholds where ceramic flooring abuts other flooring.
- Mosaic tile for shower floor.
- Approximately 3-1/4" Engineered Hardwood flooring in non-tiled, non-carpeted areas of the main floor and second floor hallway. From vendors Standard Samples.
- Comfortable 40 oz. broadloom with 10mm underpad in all bedrooms and basement finished areas.
- Upgraded quality engineered wood joist floor system on ground and second floor for a stiffer, stronger, and quieter floor.
- Sub-flooring throughout to be glued, nailed, and screwed down.

PAINTING

- Interior walls to be painted with superior quality "washable", Low VOC latex paint in Purchaser's choice of one of (2) colours from Vendor's samples.
- Interior doors and trim to be painted white in finished areas only.
- All ceilings on main and second floors to be stippled with smooth border. All bathrooms, kitchens, and main or second floor laundry rooms will have smooth ceilings where applicable.

INTERIOR TRIM

- Approximately nine-foot (9') ceilings on first and second floors, permitting higher windows and higher (7') interior doors and archways up to 7' and extended upper kitchen cabinets.
- Stained oak stairs on first floor to second floor, with modern black metal pickets, oak handrail, and nosing. Basement stairs in paint grade finish and oak handrail as per plan.
- Classic molded two-panel interior passage doors.
- 4^{1/8"} baseboard in finished areas, with colonial door stops in all tile and hardwood areas.
- 2^{3/4"} casings on all doors, straight archways and windows in finished areas.
- Vaulted or cathedral ceiling as per plans and elevation.
- All drywall applied with screws, using a minimum number of nails.
- Satin nickel-look lever door handles and hinges, or equivalent.
- All closets are to have melamine shelving.

SMART HOME

- Ballantry Connect Smart package.
- Two USB integrated electrical outlets, one in kitchen and one in Primary Bedroom.

ELECTRICAL

- Exterior pot light in ceiling of front porch and over front garage doors, as per plan.
- Pot light in ensuite shower ceiling, if applicable.
- Three exterior waterproof electrical outlets: one at rear of home, one by the front door, and one at front of the home for holiday lighting. Receptacle for holiday lighting includes interior switch.
- 100 AMP circuit-breaker type panel.
- Electrical copper wiring in accordance with Ontario Hydro standards.
- Quality light fixtures in all bedrooms, kitchen, bathrooms, hallways, den, walk-in closets and family room/great room. Dining room with capped electrical box. Living room with switch activated plug. Unfinished basement area light fixtures to be standard bulb on single switch.
- Electrical outlets in garage include one in wall and one in ceiling per garage door for future opener.
- Electronic smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Electrical outlet in basement beside electrical panel.
- Electric door chime at front door.
- Rough-in RG6 outlets and Cats outlets in Great Room/Family Room, Primary Bedroom, and Den or Bedroom 2 with blank cover plates.
- White Decora-style switches and receptacles throughout finished areas as per Builder's Specifications.
- Ground fault interrupter protection in all bathrooms.
- Two USB charger/duplex receptacles in kitchen and one in Primary bedroom.

ENERGY EFFICIENT HEATING AND INSULATION

- Energy Star Qualified Low-E Argon vinyl casement windows on first and second floors installed with expandable spray foam insulation at perimeter, caulked on the exterior.
- Energy Star Qualified forced air gas high efficiency furnace with electronic ignition ECM motor and vented to the exterior. Location may vary from the location shown on plans.
- The Purchaser acknowledges that the High Efficiency Gas hot water system is a lease and agrees to execute a lease agreement before closing.
- 2" x 6" Exterior walls and ceilings insulated to meet or surpass Ontario Building Code. Floors above unheated spaces to be spray foam insulated.
- Energy Efficient Qualified full height (within 6" of floor) basement insulation to meet or exceed Ontario Building Code.
- Energy Star Qualified lights installed where required.
- Energy Efficient ERV (Energy Recovery Ventilator) to provide energy savings to heat your home's hot water. This will be installed to a drain that services a shower, location solely determined by Ballantry.
- R60 attic insulation.

PEACE OF MIND

- Entry resistant framing, hinges, and striker plates, reinforced with extra long screws on all exterior doors and additional blocking on all exterior door jams.
- All ducts to be professionally cleaned prior to closing.
- Survey provided on closing, at no additional cost to the Purchaser.



WARRANTY & DISCLAIMERS

- Warranty backed by Tarion Warranty Corporation. The home is free from defects in workmanship and materials for one (1) year and the home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows, doors and the building envelope and basement remains free from water penetration for two (2) years. The home is warranted against major structural defects for seven (7) years.
- The home is subject to conditions of the Purchase and Sale Agreement.
- Purchaser's choice of interior colours and materials from Vendor's samples if not yet ordered or installed, provided that colours and materials are available from suppliers, and Purchaser agrees to select the colour and material within 10 days after being requested to do so, otherwise the Vendor reserves the right to choose the colours and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colours and materials.
- All plans, elevations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code and the National Building Code and Municipal or Architectural requirements.
- Guarantee on Workmanship and Materials in accordance with Tarion Warranty Corporation. Purchaser acknowledges that the Tarion Warranty Corporation enrolment fee is based on the sale price herein. Enrolment fee is to be paid by the Purchaser as an adjustment on closing.
- House types and streetscapes subject to final approval of the municipal or Developer's Architectural Committee and final siting and approval of the Vendor's architect.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- The Purchaser shall indemnify and save the vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization, expressed or implied, of the Vendor.
- Number of front steps may vary and front elevations (brick, building stone, columns, railings etc.) may accordingly be modified from that shown according to grading conditions and/or municipal requirements.
- Interior areas of the plan may have to be lowered to accommodate an entry from the garage to the house (if possible).
- Laundry room layout, back hall and/or stairs may be dropped, altered, or eliminated in order to accommodate municipally approved grading and drainage requirements.
- The Purchaser acknowledges that broadloom, furniture, electrical fixtures, drapes, ceramic flooring, upgrade kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.
- Purchasers are advised that transitional areas between different types of flooring may result in different heights and that reducers will be used by the Vendor to reduce the difference in height.
- The Builder has the right to substitute materials of equal or better quality.
- Siting requirements may require the Vendor to site the house as a reversed model (mirror image) and Purchaser agrees to accept the same.

Specifications are subject to change without notice. E.&O.E.

