

# EXCLUSIVE FEATURES – ESTATE SERIES

## Schedule E



### EXTERIOR FEATURES

- Limited Lifetime Warrantied 1pc shingles and ice & water shield in valleys and galvanized drip edge
- Maintenance free aluminum soffit, fascia & eavestrough as per plan
- Brick with stone accents for main floor cladding with second floor cladding as per elevation
- 6'-8" high insulated steel exterior front door with deadbolt & knob as per elevation
- 6'-0" wide patio door with screen or single garden door (EnergyStar ® w/Low 'E' / argon gas) at rear as per plan
- 7'-0" high prefinished non-insulated panelized garage door with glass lites (width may vary)
- Self-closing man door from garage to home as per grade
- Front windows to be vinyl casements with grilles (EnergyStar ® w/Low 'E' / argon gas)
- Side & rear windows to be vinyl sliders without grilles (EnergyStar ® w/Low 'E' / argon gas)
- Screens for all operating windows
- Two 40" by 28" vinyl slider windows as per plan to be set up into joists in basement
- For walk-out basement, 6'-0" patio door & one 48" by 48" slider window at rear. Standard rear basement window (if applicable) to be moved to side elevation if space permits
- For look-out basement, two 48" by 36" slider windows at rear to be provided; Standard rear basement window (if applicable) to be moved to side elevation if space permits
- Precast window sills
- Aluminum pre-finished railing if required by grade
- Precast 60" wide steps at front porch; Pressure-treated wood steps in garage if required by grade
- Concrete front porch with optional cold room as per plan
- 2' by 2' patio stones for walkways from driveway to porch
- Base coat asphalt driveway only; Vendor not responsible for settlement
- Fully sodded lot (no plantings)

### INTERIOR FEATURES

- 2 3/4" step casing and 3 7/8" step baseboard; Closets to be trimmed
- All interior walls and woodwork to be painted in builder's standard white
- One wire shelf in each closet; four wire shelves in each linen closet
- Colonial oak railing in natural finish on stairs as per plan; half wall at upper floor landing
- 3-panel passage doors throughout including bi-fold closet doors as per plan
- Door knobs with satin stainless finish throughout
- Square drywall corners throughout
- Columns on capped half walls as per plan

### KITCHEN FEATURES

- Wide selection of cabinetry with full height doors and one bank of drawers; Laminate counter tops
- Dishwasher opening with plumbing & electrical rough-in (purchaser responsible for final hookup and completion)
- Double bowl stainless steel sink with single lever chrome faucet
- White or black two-speed hood fan over stove (vented to exterior) with light

### BATHROOM FEATURES

- Wide selection of cabinetry with laminate counter tops
- Ceramic bathroom accessories
- Countermount sink with single lever chrome faucet (pedestal as per plan)
- Mirrors above all sinks
- Ensuite to have drawer/door style vanity; main bath and powder room vanity to have full height cabinet doors or pedestal as per plan
- Ensuite and main bath, to have acrylic tub and skirt with ceramic tile walls (to ceiling)
- Separate shower stalls (as per plans) to have mosaic tile bases and ceramic tile walls (to ceiling)
- White fixtures throughout

### FLOORING FEATURES

- Wide selection of carpet with 10 mm 4 lb. underpad
- Carpeted stairs from main to upper floor
- Ceramic flooring through all hard surface areas except basement as per plan

### ELECTRICAL FEATURES

- Four exterior lights, one at front, two beside garage door and one beside rear door
- Capped ceiling outlet in dining room; Switched receptacle in living/great room; Light over kitchen sink
- Door chime at front entry
- Heavy duty (220V) receptacles for stove and dryer

## **ELECTRICAL FEATURES CONT**

- One GFI circuit outlet per bathroom
- Prewired for telephone, 3 rough-ins per home and 1 rough-in per finished basement only (purchaser responsible for final hookup and completion)
- Prewired for Cable TV, 3 rough-ins per home and 1 rough-in per finished basement only (purchaser responsible for final hookup and completion)
- 100 amp electrical service panel with circuit breakers and copper wiring as per Ontario Hydro Specifications
- Toggle style switch and tamper proof wall receptacles
- Two exterior weatherproof outlets, one at front porch and one at rear (one at walk-out basement if applicable)
- One interior garage ceiling light and one outlet per parking space
- Inter-connected smoke detector on every level and in every bedroom; Carbon Monoxide detector on sleeping level
- Central vac rough-in (pipes dropped in basement joists & dedicated receptacle in garage)
- Garage door opener rough-in (one per garage door)

## **MECHANICAL & PLUMBING FEATURES**

- PEX plumbing throughout
- Two exterior water taps, one in garage and one at rear
- Exhaust fans in all bathrooms
- Gas water heater (rental from gas utility)
- High efficiency gas furnace with ECM (Energy Conserving Motor); Ductwork sized for air conditioning
- Programmable thermostat
- All ductwork joints sealed
- Water shut off valves for all sinks, tubs & toilets
- Water softener plumbing rough-in only
- Laundry tub with legs as per plan
- Dryer vent rough-in through exterior wall
- Ductwork cleaning prior to closing
- HRV (heat recovery ventilation)

## **ADDITIONAL CONSTRUCTION FEATURES**

- 2x6 Exterior wall construction (except garage walls)
- All windows and doors caulked and sealed
- All exterior doors weather-stripped
- Entire house sealed on exterior walls with heavy duty 6 mil. vapour/air barrier
- Brush coat finish to all exposed exterior foundation walls
- Foundation waterproofing system includes weeping tile, gravel, Bitumen spray and drain clad.
- Garage to be insulated, drywalled, taped, and mudded (1st coat) on walls adjacent to living area only
- 5/8" tongue & groove OSB subflooring throughout (screwed & glued)
- Exterior walls to be insulated to R24; Ceilings to be insulated to R50; Basement insulated to R12 (fully strapped @ 24" o.c. & insulated to floor); Garage ceiling to be spray foam insulated to R31 where living space above
- 8'-1" ceiling height for main floor and upper floor (nominal heights)

## **GENERAL**

- Selection of materials is solely at the discretion of Freure Homes and dependent upon availability at the time of construction. Freure Homes reserves the right to substitute materials of similar or better quality should supply so dictate.
- Furnace, hot water heater, central vac rough-in, hydro meter/panel locations will be at the discretion of Freure Homes.
- Connection to all municipal site services, paved roads and curbs
- Land survey included
- Any illustrations attached may show optional features which may not be included in the base price.

## **TARION NEW HOME WARRANTY PROGRAM COVERAGE**

- Backed by the Tarion New Home Warranty in accordance with the Ontario New Home Warranties Plan Act as follows:
  - Seven years major structural defects
  - Two years plumbing, heating, electrical systems and building envelope
  - One year defects and deficiencies
  - Warranty Enrollment fee to be paid by purchaser as an adjustment on closing
  - Pre-delivery Inspection (PDI) will be conducted with the builder's representative and the purchaser (or designate) on or before the date of possession.
  - Homeowner Information Package (HIP) will be delivered to the purchaser at or before the PDI
  - E. & O.E.