

EXCLUSIVE FEATURES – RSK 20’ CITYVIEW SERIES

Schedule E



EXTERIOR FEATURES

- Limited Lifetime Warrantied 1 pc shingles with ice & water shield in valleys and galvanized drip edge
- Brick, Stone, Vinyl & Metal siding, aluminum soffit, fascia & eavestrough as per standard plans
- 12 x 10 Address Stone
- 6'-8" high insulated steel exterior front door, deadbolt & knob as per plan
- 6'-0" wide patio door with screen (EnergyStar © w/Low 'E'/ Argon Gas Filled Insulglass) at rear as per plan (no steps to grade)
- 7'-0" high pre-finished non-insulated panelized garage door with glass lites as per plans (no lift handle)
- Self-closing man door from Garage to home if grade permits and/or if required
- EnergyStar © Windows c/w Low 'E'/ Argon Gas Filled Insulglass, with or without Grilles as per plan
- Vinyl slider window in Basement as per plan
- For Walk-out Basement, Patio door & window(s) as per plan
- For Look-out Basement, two windows as per plan
- 1 operable window per Principal Room (i.e Great Room, Den, Bedrooms, Family Retreat)
- Screens for all operating windows
- Precast window sills
- Aluminum pre-finished railing on porch if required by grade
- Precast 48" wide steps at front porch; Pressure-treated wood steps in Garage if required by grade
- 2' by 2' patio stones for walkways from driveway to porch
- Pressure-treated wood deck (approx 100sqft) with privacy screen at Main Floor level as per grade. Walk-out Lots to include deck (approx 100Sqft) on Basement Level
- Finish asphalt driveway; Vendor not responsible for settlement
- Fully sodded lot with plantings as per landscaping plan - unless Environmentally Sensitive Area

INTERIOR FEATURES

- 2 ¾" step casing and 3 ½" step baseboard; Closets to be trimmed
- All interior walls, trim and woodwork to be painted Builder's white throughout
- One wire shelf in each closet; four wire shelves in each linen closet
- Contemporary Oak Railing in Natural Finish on Stairs and Half Wall on Upper Hall as per plans
- 5-panel passage doors throughout including bi-fold/ sliding closet doors as per plan
- Door levers with satin stainless finish throughout
- Square drywall corners throughout
- Square columns on capped half walls as per plan

KITCHEN FEATURES

- Wide selection of cabinetry with full height doors and one bank of drawers; Laminate countertops
- Dishwasher opening with plumbing & electrical rough-in (Purchaser responsible for final hookup and completion - no electrical breaker in panel box)
- Double bowl countermount stainless steel sink with single lever chrome faucet
- White or black two-speed hood fan over stove with light and 6" vent to exterior

BATHROOM FEATURES

- Wide selection of cabinetry with laminate countertops
- Ceramic bathroom accessories
- Countermount sinks with single lever chrome faucet
- Mirrors above all sinks
- Ensuite, Main Bath and Powder Room vanity to have full height cabinet doors as per plan
- Ensuite and Main Bath to have acrylic tub and skirt with ceramic tile walls (to ceiling)
- White fixtures throughout

FLOORING FEATURES

- Wide selection of carpet with 10mm 7 lb. underpad
- All stairs carpeted except Basement stairs
- Ceramic tile flooring through all hard surface areas except Basement as per plan
- If Foyer is to be sunken due to grade condition, stairs will be carpeted

ELECTRICAL FEATURES

- Two exterior potlights, one at Front Porch, one at Garage door and one wall mount light beside rear door per plans
- Capped ceiling outlet in Dining Room; Switched receptacle in Great Room; Light over Kitchen sink
- Door chime at Front Entry
- Heavy duty (220V) receptacle for stove and dryer
- One interconnected GFI outlet per bathroom sink
- Prewired for CAT5 wiring for Telephone, 2 rough-is per home, as per plans, unless specified otherwise (Purchaser responsible for final hookup and completion)
- Prewired for RG6 Cable TV, 2 rough-ins per home, as per plans, unless otherwise specified (Purchaser responsible for final hookup and completion)
- 100 amp electrical service panel board
- Toggle style switch and tamperproof wall receptacles
- Two interconnected 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 electrical receptacle per parking space
- Interconnected smoke/strobe detector on every level and in every Bedroom; Carbon Monoxide detector on sleeping level
- Ceiling electrical receptacle for future Garage door opener (one per Garage door)

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MECHANICAL & PLUMBING FEATURES

- Plastic plumbing waterlines throughout
- Two exterior water taps, one in Garage and one at rear
- Exhaust fans in all Bathrooms
- High efficiency gas water heater (rental from gas utility - see Schedule)
- High efficiency gas furnace with ECM motor (Energy Conserving Motor); Ductwork sized for future air conditioning
- Programmable thermostat
- All ductwork joints sealed
- Water shut off valves for all sinks & toilets
- Laundry tub with legs as per plan (if applicable)
- Dryer vent rough-in through exterior wall
- Ductwork cleaning prior to closing
- Simplified HRV (Heat Recovery Ventilation)
- DWHR (Drain Water Heat Recovery)

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 drainage system includes weeping tile, gravel, bitumen spray and foundation drain clad wrap
- Garage to be insulated, drywalled, taped and mudded (1st coat) on adjacent dwelling walls
- ¾” tongue & groove Premium weather edge resistant OSB subflooring throughout (screwed & glued)
- Exterior walls to be insulated to R22; Ceilings to be insulated to R60; Basement insulated to R20 Blanket Insulation to floor
- Garage ceiling to be spray foam insulated to R31 where living space above
- 8’-0” ceiling height for Main Floor and Upper Floor; 7’-7” for Basement level (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 dictate.
- Furnace, hot water heater, hydro meter/panel locations 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.
- E.&O.E.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

Backed by the Tarion 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.