

Quality Standard Features



ENERGY

- < Insulation in full conformity with the Ontario Building code for conservation of energy; R-20 walls; R-40 ceilings; R-12 basement walls as per code.
- < Gas-fired, forced air high efficiency furnace.
- < Central air-conditioning.
- < Gas-fired hot water tank, on rental.
- < Screens on all opening windows including basement, and low e glass on all windows above grade.
- < Steel clad insulated exterior doors with weather stripping.
- < Insulated sliding patio doors with thermal break. (as per plan)

ELECTRICAL

- < All bathrooms are equipped with ceiling exhaust fan vented to the exterior.
- < 100 AMP electrical service and circuit breaker panel.
- < Quality electrical light fixtures to be installed throughout, including exterior and ceiling fixtures in all bedrooms.
- < Receptacle and heavy duty wiring for stove and clothes dryer.
- < Exhaust override by main flow thermostat to allow for humidity control.
- < Two waterproof exterior duplex outlets.
- < Smoke detectors on each floor directly connected to the electrical panel.
- < Carbon monoxide detector directly connected to the electrical panel.
- < Wired for door chimes.
- < Wired for 5 telephone outlets & 3 cable outlets
- < All exterior doors feature exterior lights.
- < Roughed in for central vacuum.

INTERIOR FINISHING

- < Oak handrails and pickets on stairwells to finished area, as per brochure with your choice of stains from DeSantis samples.
- < Gas fireplace with oak mantel and marble surround as per brochure (Optional).
- < Quality broadloom on underpad to be installed wall to wall in the living areas and all bedrooms, from Vendor's samples installed over chipfoam underpad. (2 colours throughout)
- < Classique style, Series 800 doors with white painted colonial trim.
- < Quality knobs to all interior doors.
- < Stippled ceiling with border in all rooms except kitchen, bathrooms, and main floor laundry.
- < All interior walls to be decorated with paint from builder's samples. (2 colours throughout)
- < Ceramic tiles to be installed in kitchen, bathrooms, entrance and second floor laundry as per brochure.

HOUSE EXTERIORS

- < House exteriors are maintenance-free clay or concrete brick or stone and aluminium or vinyl as per elevation (as per plan)
- < Soffit and fascia, eavestroughs, downspouts and shutters are maintenance-free aluminium.
- < Roof shingles, with 25-year limited manufacturer's warranty.
- < Two exterior hose outlets.
- < Entire lot, front and back, to be sodded.
- < All exterior colour schemes are architecturally controlled by Vendor.
- < Front door to feature grip set with dead bolt, garage-man door with dead bolt lock. (as per plan).
- < Windows and doors sealed with quality caulking and all windows are vinyl low e argon filled.
- < Exterior foundation walls are sprayed with a tar sealant and wrapped in a solid plastic drainage membrane.
- < Townhouses feature asphalt paved driveways.

GENERAL CONSTRUCTION

- < All garage interior walls drywalled and taped.
- < 9 ft. main floor ceiling heights, as per plan.
- < Poured concrete basement walls with damp-proofing and weeping tiles.
- < Basement windows to be framed with sliders, stormed and screened.
- < Steel reinforced concrete ground beams to garage floor (if required).
- < All subflooring installed, screwed and grinded to minimize floor noise.

KITCHENS, BATHROOMS AND LAUNDRY

- < Cabinets available in maple, oak and MDF as per builder's samples.
- < Plumbing fixtures throughout from builder's samples.
- < Separate ceramic, neo-angle or one piece acrylic shower stall in ensuite (as per plan).
- < Bathrooms to include full height ceramic tiles in standard bathtub enclosures.
- < Kitchen to include double stainless steel sink, with vegetable spray, exhaust hood fan (almond or white colour) and custom made kitchen cabinets.
- < Plumbing and hydro rough-in for dishwasher.
- < Vanity mirrors in all bathrooms.
- < All bathroom sinks feature mechanical popup drains
- < Laundry tub provided in each home.

WARRANTY

At A. DeSantis DeVelopments Ltd. we let our service speak for itself and the "Excellent" ratings from the Tarion Warranty Program (formerly Ontario New Home Warranty Program) in every year of our existence attest to that commitment – The warranty is quite extensive and includes: the home is free from defects in workmanship and materials for (1) year. **TWO YEAR WARRANTY PROTECTION:** The home is free from defects in workmanship including caulking, windows and doors so that the building envelope prevents water penetration. Defect in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems. **SEVEN YEAR WARRANTY PROTECTION:** Major structural defects.

PURCHASERS TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED.

1. CERAMIC TILES IN ENTRY, BATHROOMS, KITCHEN AND MAIN FLOOR LAUNDRY AS PER BROCHURE - (2 COLOURS THROUGHOUT)
2. PLUMBING FIXTURES. (WHITE STANDARD)
3. CUSTOM MADE KITCHEN CABINETS AND COUNTER TOPS AND BATHROOM VANITY CABINETS AND COUNTER TOPS
4. CERAMIC TILE FOR STANDARD BATHTUB ENCLOSURES AND SEPARATE ENSUITE SHOWER STALL.
5. PAINT FOR INTERIOR WALLS - (2 COLOURS THROUGHOUT)
6. QUALITY BROADLOOM (2 COLOURS THROUGHOUT) WALL TO WALL IN LIVING AREAS AND ALL BEDROOMS - (HARDWOOD FLOORS OPTIONAL).

NOTE: Prices and specifications are subject to change without notice. A wide variety of options and upgrades are available.

The home is subject to conditions of the Purchase and Sale Agreements, plans, materials specifications and prices are subject to change without notice at the Vendor's discretion. The Vendor reserves the right to substitute materials and fixtures for those of equal or better quality. The Vendor reserves the right to make minor changes or modifications in the plans and specifications at its discretion. Items, fixtures and finishes in model homes may be for display purposes only and may not be included in the purchase price. Some items in brochures may be optional and available at extra cost. House sitings are architecturally controlled and may be reversed from brochure rendering.

NOTES:

- (a) ALL EXTERIOR COLOURS TO BE SELECTED BY VENDOR.
- (b) SELECTIONS OF COLOURS FROM AVAILABLE VENDOR'S SAMPLES AND OPTIONAL EXTRAS MAY ONLY BE DONE ONCE WITH NO FURTHER CHANGES.
- (c) PURCHASER MAY BE REQUIRED TO RESELECT COLOURS AND/OR MATERIALS FROM VENDOR'S SAMPLES AS A RESULT OF UNAVAILABILITY OR DISCONTINUATION.
- (d) SHEET GOODS AND CARPET MAY BE SEAMED, UNDER CERTAIN CONDITIONS.
- (e) HOMES MAY BE SITED STANDARD OR REVERSE AS ENGINEERING AND GRADING CONDITIONS DEMAND.
- (f) MINOR VARIATIONS MAY OCCUR FROM VENDOR'S FLOOR PLANS, HOUSE ELEVATIONS AND SAMPLES.
- (g) LOCATION AND SIZE OF WINDOWS AND DOORS MAY VARY WITH WALK-OUT OR STOOP CONDITIONS.
- (h) ALL DIMENSIONS ARE APPROXIMATE. FURNACE AND HOT WATER TANK LOCATIONS MAY VARY FROM THAT SHOWN.
- (i) PURCHASER AGREES TO PAY HYDRO AND ENERGIZATION COST AS AN ADJUSTMENT ON CLOSING.
- (j) PLEASE NOTE COLOUR VARIATIONS MAY EXIST BETWEEN MANUFACTURER'S SAMPLES DUE TO DIFFERENCES IN PRODUCTION RUNS.
- (k) PURCHASER AGREES TO PAY TARIION ENROLLMENT FEE ON CLOSING AS AN ADJUSTMENT
- (l) PLACING A TELEVISION ABOVE THE FIREPLACE IS NOT RECOMMENDED DUE TO HEAT. PURCHASERS HAVE THE OPTION TO DO SO AT THEIR OWN RISK.