



## STANDARD FEATURES

### FOUNDATION PACKAGE

- Poured concrete basement walls
- Drainage layer (Delta Wrap) waterproofing membrane with damp proofing on exterior of foundation wall
- Covered weeping tile around perimeter in stone drainage bed connected to sump pump *(as required)*
- 25 Mpa poured concrete basement floor with floor drain
- 32 Mpa reinforced concrete garage floor and front porch

### FRAMING

- T&G plywood sub-floor; nailed, screwed and glued on air dried wood floor joists
- 2x6 exterior walls, as per Ontario Building Code standards
- Pre-engineered roof trusses with plywood roof sheathing

### ROOFING

- Self-sealing fibreglass shingles with 30-year manufacturer's warranty
- Aluminium drip edge, factory painted, galvanized valley

### INSULATION

- R20 in walls
- R40 in ceilings
- R12 in basement walls
- Concrete block with double layer of R12 fibreglass insulation in party walls for sound dampening *(applicable to Park Lane semi-detached & townhome plans)*
- Thermostat centrally located on main floor

### EXTERIOR

- Wood frame construction with brick veneer or vinyl siding *(as shown on plans)*
- Vinyl siding; aluminium soffits, fascia and eavestroughs
- Maintenance-free vinyl thermo-pane windows
- Metal insulated entry doors
- Painted exterior woodwork
- Two (2) exterior hose bibs
- Two (2) exterior weatherproof electrical receptacles
- Lot to be graded as per grading plan
- Metal garage door to have baked enamel finish in white, almond, or dark brown
- Poured concrete front porches

### HEATING

- Gas fired, forced-air, high-efficiency furnace
- Rental gas fired, high-efficiency hot water heater

### FLOORING

- 5/8" plywood sub-floors
- Ceramic tile flooring in foyer, kitchen, bathrooms & laundry area *(Buyer's selection from Builder's standard samples)*
- Broadloom with underpad in living room, dining room, hall & bedrooms *(Buyer's selection from Builder's standard samples)*
- Concrete basement floor with drain

### FINISHING TRIM (INTERIOR)

- Pine casings and baseboards, painted with semi-gloss finish
- 5/4" baseboard, 3" casing with backband
- 800-series passage doors, painted with semi-gloss finish
- Brushed chrome finish interior doorknobs
- Shelf and rod included in closets

### DRYWALL AND PAINT

- Two (2) pastel paint colours included *(Buyer's selection from Builder's standard colour charts)*
- Textured ceilings, except bathrooms & kitchen
- Flat paint finish, except bathrooms & kitchen
- Eggshell latex paint finish in bathrooms & kitchen
- Drywalled and primed garage walls & ceiling

## KITCHEN

- Stainless steel double kitchen sink
- Custom quality crafted kitchen cabinets, with contoured laminated counter; includes a framed pantry. Cabinets to have provision for Buyer's dishwasher.
- Two-speed, ducted exhaust hood fan over stove
- Quality kitchen faucets (*Buyer's selection from Builder's standard samples*)

## BATHROOM AND LAUNDRY

- Bathroom plumbing fixtures, white or almond colour
- Mirrors above all bathroom vanities
- Quality crafted bathroom vanity cabinets with contoured tops
- Ceramic towel bar and toilet tissue dispenser in each bathroom
- One-piece fibreglass tub/shower
- Privacy locks on all bathroom doors
- Quality Moen bathroom faucets (*Buyer's selection from Builder's standard samples*)
- Washer & dryer connections in laundry area, including dryer vent
- Exhaust fans vented to exterior in all bathrooms & laundry room, with or without window

## ELECTRICAL

- 100 Amp electrical service, copper wiring with circuit breaker panel as per Ontario Hydro Code
- Pre-wiring of (4) cable TV and (4) telephone outlets, to be provided to standard locations in home
- Wiring of light fixtures and door chimes
- Heavy-duty wiring & outlet for stove in kitchen
- Outside vent, heavy-duty wiring & outlet for clothes dryer
- Pre-wiring for electric garage door opener
- Interconnected smoke detectors on each level
- Carbon monoxide (CO) detector on main level, interconnected with smoke detectors

## OTHER SPECIAL FEATURES

- Basic services include: Municipal water connections; sanitary sewers; hydro & natural gas lines; Bell telephone connections; cable TV connections.

*NOTE: The Builder reserves the right to substitute alternative materials and fixtures of equal or better quality. All illustrations are artists' concepts. Marketing plans are approximate dimensions only; actual sizes may vary slightly. Specifications and conditions are subject to change without notice, E. & O. E. The Buyer acknowledges that the floor plan may be reversed.*

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Buyer's Initials

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Seller's Initials

## **NEW HOME WARRANTY**

*All new Park Lane homes are registered with Tarion Warranty Corporation, with the following coverage:*

### **ONE YEAR WARRANTY PROTECTION:**

The home is free from defects in workmanship and materials.

### **TWO YEAR WARRANTY PROTECTION:**

The home is free from:

- defects in workmanship and materials including caulking, windows and doors, so that the building prevents water penetration.
- defects in workmanship and materials in electrical, plumbing, and heating delivery & distribution systems.
- defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leading to detached or serious deterioration.
- violation of the Ontario Building Code's Health and Safety provisions.

### **SEVEN YEAR WARRANTY PROTECTION:**

A "major structural defect" is defined in the *Ontario New Home Warranties Plan Act* as:

- a defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or
- any defects in workmanship and materials that adversely affects your use of the building as a home.

