



Standard Finishes

Foundation

- 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
- Garage floor & porch: Reinforced concrete 32 Mpa

Framing

- OSB premium sub-floor nailed, screwed and glued on air-dried wood floor joists
- 2' x 6' exterior walls as per Ontario Building Code standards.
- Pre-engineered roof trusses with plywood roof sheathing

Roofing

- Self-sealing fiberglass shingles
- Aluminum drip edge with factory painted galvanized valley
- Buyer's choice shingles from builder standard selection

Insulation

- New 2017 OBC packages will be a selection between A1 to A6. To be completed in accordance with minimum standards of the Ontario Building Code
- Double layer of R12 fibreglass insulation in party walls for sound dampening (*for semi & townhouse plans only*)

Exterior

- Wood frame construction, with brick and/or vinyl siding (as shown on plan)
- Aluminum soffits, fascia & eavestroughs
- Maintenance-free vinyl thermopane 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: (Builder Standard)
- Poured concrete front porch
- Engraved Park Lane logo to be placed on front elevation (on homes with brick front)
- Paved asphalt driveway
- Fully sodded front and rear yards

Heating

- Gas-fired, high efficiency forced air furnace
- Rental gas-fired, high efficiency hot water heater
- Thermostat centrally located on main floor

Flooring

- Premium sub-floors
- All Flooring selections are as follows (unless indicated otherwise)- all flooring selections are from builder standard samples
- Engineered hardwood floors in living room & dining room
- Ceramic tile in foyer, kitchen & bathrooms

- Carpet with standard underpad in hallway, bedrooms, stairs & basement (if included)
- Concrete basement floor with drain

Finishing Trim (interior)

- Pine casings and baseboards to be painted with semi-gloss
- 5 ¼ baseboards, 3" casings with backband
- Interior doorknobs: brushed chrome finish
- Shelf and rod to be included in all closets

Drywall & Paint

- Drywalled interior walls & ceilings
- Two (2) light paint colours included (Buyer's selection from builders standard samples)
- Textured ceilings, except for bathrooms & kitchen
- Flat paint finish throughout
- Garage walls and ceilings to be dry walled and primed

Kitchen

- Stainless steel double sink in kitchen
- Custom quality semi solid oak-crafted kitchen cabinets with contoured laminate counter, to include a framed pantry. Cabinets to have provision for dishwasher
- White 2-speed ducted exhaust hood fan over stove
- Quality Moen single lever kitchen faucets

Bathroom(s) & Laundry

- Bathroom plumbing fixtures, white in colour

- Mirrors over all bathroom vanities
- Quality semi solid oak-crafted vanity cabinet with contoured laminate countertop in bathroom(s)
- One towel bar and toilet tissue dispenser in bathroom(s)
- One-piece fiberglass tub/shower in main bathroom
- Privacy locks on all bathroom doors
- Quality Moen single lever bathroom faucets
- Exhaust fans vented to exterior in all bathrooms, powder rooms & laundry room (if applicable)
- Washer & Dryer connections and dryer vent in laundry area

Electrical

- 100 amp electrical service; copper wiring with circuit breaker panel
- Pre-wiring of eight (8) cable TV and/or telephone jacks, to be provided to standard locations in home (or located as indicated on plan)
- All light fixtures and door chimes from Builder's standard selections
- Heavy-duty wiring and outlet for stove in kitchen.
- Outside vent, heavy-duty wiring and outlet for clothes dryer
- Smoke and CO detectors; interconnected smoke detectors on each level and in each main bedroom; carbon monoxide detector on main level interconnected with smoke detectors.