

FEATURES
& FINISHES



MORE
SPACIOUS BACKYARDS

MORE
PLACES TO PLAY

MORE
TO COME HOME TO

EASTMOREVILLAGE.CA



FEATURES & FINISHES

EXTERIOR & GENERAL CONSTRUCTION

1. Distinctive modern designs utilizing **clay, brick, stucco**, exterior trim detailing and other complementary materials, as per architectural detailing (as per elevation). Brick plinth with vinyl siding on rear of units and side of end units
2. Exterior colour selections are architecturally controlled for the purposes of providing a pleasing streetscape
3. Insulated metal-clad front entry door with frosted glass insert and transom above (as per elevations)
4. Sliding door at rear with transom above as per plan
5. Pre-finished, maintenance-free aluminum soffits, frieze boards, fascia, eavestrough and down pipes
6. **Thermopane Low-E vinyl colour coordinated casement windows throughout (excluding basement windows). All operating windows to receive screens**
7. Low-E argon maintenance-free slider basement windows with screens. (Window wells may be required as per grading conditions)
8. Wood composite roll up garage door(s) with decorative inserts, as per plan
9. High quality caulking applied around all exterior wall vents, windows and doors
10. **Paved asphalt driveway**
11. Two (2) exterior water taps; one in garage and one at rear, with interior shut-off valves, as per plan
12. Front and rear of lot to be sodded. Walkway from driveway to front entry and rear patio to have precast concrete slabs, as per plan
13. Decorative plaque house numbers
14. Optional cold cellars complete with door and light (where applicable)
15. Where lookout basement conditions may be applicable, the following features are included in the premium: additional brick, framing and insulation, as required; larger basement window(s); pressure treated wood deck off the sliding door with stairs to grade

16. Where a walk-out basement condition may be applicable, the following features are included in the premium: basement sliding patio door; larger rear basement vinyl casement window(s); additional brick with step down brick veneer; pressure treated wood deck off the main floor patio door without stairs; and additional exterior light and electrical outlet
17. Pressure treated decks will be provided where decks are required at the rear patio, as per applicable plan
18. Basement walls are poured concrete with heavy duty damp proofing and a drainage membrane for added protection against water leakage
19. **9ft. ceiling height on first floor, 8ft. ceiling height on second floor, except where precluded by bulkheads and dropped ceilings**
20. 2"x6" wood frame construction on exterior walls
21. Engineered floor systems throughout
22. Offset 2"x4" stud party walls and sound minimizing insulation
23. Tongue and groove subfloors sanded at joints and fastened with nails, screws and glue
24. Professionally engineered roof trusses, as per plan
25. Concrete garage floor slab reinforced with grade beams
26. Basement floor to be poured concrete with floor drain
27. Poured concrete porches

INTERIOR FINISHES

28. Choice of quality ceramic floor tiles, 12"x12" or 13"x13" in foyer, powder room, all bathrooms, kitchen/breakfast area, and second floor laundry room (as per applicable plan)
29. **35 oz. broadloom carpet** with quality foam under pad, excluding all tiled areas. Includes one (1) colour choice as per plan
30. Natural oak finish pickets, railing, and stringer on stairwells with carpeted treads in finished areas, as per plan
31. Two (2) coats of paint (includes primer)

- on all walls. Choice of one (1) interior paint colour from Builder's standard samples
32. Spray textured ceilings with smooth border on first and second floors, except for bathroom, kitchen, breakfast and laundry room areas
33. **Colonial trim baseboard and casing on all doors and windows throughout finished areas with base shoe moulding in all tiled areas, painted white**
34. Two panel textured interior passage doors throughout, including bedroom closets (except exterior and cold cellar)
35. Privacy locks on bathroom and powder room doors
36. **All archways to be trimmed**
37. **8ft. high archways on first floor**, as per plan
38. **Brushed nickel** finish interior door knobs and hinges

KITCHEN, BATHROOMS & LAUNDRY

39. Choice of quality bathroom vanities with laminate countertops from a wide choice of Builder's standard samples
40. Hood fan over stove area, vented to exterior
41. Dishwasher opening provided
42. Double overmount stainless steel sink in kitchen with laminate countertops and chrome finished single lever faucet
43. Pedestal sink in powder room
44. Mirror above pedestal sink in powder room and above vanities
45. Chrome-finished single-lever faucets on all sinks, bathtubs and shower controls, except on soaker tubs and in laundry rooms
46. White plumbing fixtures in all bathrooms
47. Freestanding oval tub in master bedroom ensuite, as per plan
48. Master ensuite with separate shower, as per plan

49. White ceramic bathroom accessories to include towel bar, tissue dispenser, soap dish, installed in tub and shower
50. White ceramic accessories. Towel bar and tissue dispenser only in powder room
51. Water temperature-balancing valves for all showers
52. **Shut-off valves under each sink**
53. **Energy efficient water-saver shower heads and toilets**
54. Exhaust fan in all bathrooms
55. Separate shower stalls, as per plan, to include 8"x10" ceramic wall tile up to and including ceiling, 2"x2" mosaic floor tile with marble jam surround to opening with vapour proof overhead pot light
56. 8"x10" ceramic wall tile installed in tub enclosures, up to but not including ceiling
57. Shower and tub enclosure walls to receive moisture resistant drywall
58. Laundry room, if applicable, to have a single basin plastic laundry tub with plumbing for automatic washer and exhaust vent for dryer

ELECTRICAL

59. **100 amp electrical service with circuit breaker panel in accordance with the Electrical Safety Authority**
60. Bathrooms and powder room outlets are wired with ground fault interrupters
61. Two (2) exterior waterproof electrical outlets, one (1) at front porch and on (1) at rear of home
62. Doorbell with chime at front entry
63. Exterior contemporary black lights on front elevations
64. Electrical outlet for future garage door
65. Copper wiring throughout
66. Heavy duty wiring for stove and dryer outlet
67. **White Decora-style switches and outlets throughout finished areas**
68. Strip lighting centered over vanities in all bathrooms and powder room

69. Ceiling fixtures preselected by Builder throughout finished areas
70. **Smoke detectors hard wired into the electrical system, as per Ontario Building Code**
71. Combination smoke detector/carbon monoxide detector hard wired into the electrical system in upper hall

HEATING, AIR CONDITIONING & INSULATION

72. High-efficiency gas-fired, forced-air furnace with electronic ignition and ECM motor (Electronically Commutated Motor). Furnace location subject to change due to mechanical requirements
73. Gas-fired hot water heater on a rental basis
74. **Installation of a Heat Recovery Ventilator (HRV) to provide fresh air and improve indoor air quality**
75. Heat ducts sized for future addition of air conditioning
76. **R60 blown insulation in attic**
77. **R22 Batt insulation for exterior walls**
78. Blanket wrap insulation to be installed to basement wall perimeter
79. Spray foam insulation to garage ceilings and overhangs below habitable areas
80. Expansion foam insulation to perimeter of exterior doors and windows for air sealing
81. **All duct work cleaned prior to closing**

ROUGH-INS

82. Rough-in for central vacuum system. Pipes dropped to basement
83. Two (2) pre-wired telephone outlets in kitchen and master bedroom. Purchaser to arrange finishing details directly with phone company after closing
84. Two (2) pre-wired for RG6 coaxial cable outlets in family room and/or great room, and master bedroom. Purchaser is to arrange finishing details directly with cable company after closing
85. Rough-in for dishwasher connection

86. Optional finished rec room will include same features as ground and second floors with 35 oz carpet and quality foam underpad on rec room floor and basement staircase treads, as per plan.
87. Finished optional bathroom in basement includes same features as second floor main bathroom: vanity, toilet, shower/tub combo

TARION WARRANTY COVERAGE

- 7 years – Major structural defects
2 years – Plumbing, heating and electrical systems and building envelope
1 year – Warranty on all items supported by the Tarion Warranty Protection program

- NOTE:
1. All dimensions and specifications are approximate.
 2. Renderings are artist concept.
 3. Number of steps at front and rear of home may vary from that shown according to grading conditions and municipal requirements.
 4. Variations in uniformity and colour from vendor's samples may occur in finished materials.
 5. Hardwood and laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping. Homeowner responsible to ensure proper humidity levels.
 6. Actual square footage may vary slightly depending on elevation selected.
 7. Ceilings and walls may be modified to accommodate mechanical systems.
 8. Builder retains the right to substitute materials of equal or better value.
 9. All colour and finishing selections are to be made at Delpark Homes Design Studio from Builder's standard samples.