

CAIVAN

PARKVIEW 24' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior coach light(s) on front elevation. Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation, (as per plan).
5. Ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior columns, trims, posts and railings in vinyl, PVC, fiberglass or aluminum as per vendors specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio door with transom, complete with sliding screen (as per plan).
12. Precast concrete slab walkway and step to front door entry.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
14. Vendor will place an Asphalt driveway with

concrete apron where required.

15. Insulated door from house to garage; where grade permits.
16. All operating windows and patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers and "soft-close" feature included.
2. Granite countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement cabinets.

9. 30" refrigerator opening & 30" stove opening
10. 24" dishwasher space provided in Kitchen cabinets with rough-in wiring and drains.
11. USB receptacle at counter level.

BATHROOM AND ENSUITE FEATURES

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8 x 10 ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with mosaic tile base for all shower stalls.
3. Pot light in primary ensuite shower stall, (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and granite countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Wall mounted fixture in all bathrooms and powder room.
7. Shower rod at tub/shower enclosures
8. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Cabinetry with undermount sink and single lever faucet in all full bathrooms including finished basement powder room as per plan.
11. Square pedestal sink with single lever faucet in powder room on ground floor as per plan.
12. Bevelled edge mirrors in all baths.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries. E & O.E. November 20, 2021.

PARKVIEW

24' COLLECTION

FEATURES AND FINISHES

13. Plumbing fixtures in chrome finish and water efficient toilets.
14. Pressure balance valves to all showers.
15. Hot and cold water shut off valves at all sinks.

LAUNDRY FEATURES

1. Plastic laundry tub with hot and cold-water faucets as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections as per plan.

INTERIOR TRIM FEATURES

1. Oak stairs and contemporary square picket railing to main floor, second floor and basement with choice of stain from Vendor's standard colour selection. Oak nosing where applicable.
2. 8" molded 2 panel flat top smooth interior passage doors on main floors and 6'8" molded 2 panel flat top smooth interior passage doors on second, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 3 7/8" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 2 3/4" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Shelving (Melamine) in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room, as per plan.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.
9. Three data rough ins (CAT 6).

10. LED Bulbs throughout.
11. Two telephone rough-in provided.
12. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
13. Exterior light fixture at rear door.
14. Air resistant electrical boxes on exterior insulated walls and ceilings.
15. Decora style switches throughout.
16. Electric vehicle charging rough-in to garage.

HEATING/INSULATION

1. Dual zoned high velocity air distribution system.
2. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
3. 2 Smart thermostats. Basement and ground floor grouped into one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by builder.
4. Homes are equipped with central air conditioning unit. Hi-Velocity forced air-handler for heating and cooling. Includes humidifier.
5. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
6. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
7. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
8. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout Main floor, bathrooms, powder rooms, finished laundry, barrel vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders, (closets only stippled).

FLOORING

1. Purchaser's choice of 13 x 13 ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer and powder rooms (as per plan).
2. 3 1/2" wide oak engineered hardwood flooring

from Vendor's standard sample selection in Kitchen, second floor hall and main floor (excluding bathrooms).

3. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, bedrooms, stairs to loft and loft including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Finished basement includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
3. Painted walls and stipple ceiling with 4" smooth borders included.
4. Horizontal slider windows (as per plan).

ADDITIONAL FEATURES

1. Approximately 9'0" high ceiling on Main Floor & 8'0" high ceilings Second Floor and on Loft (excluding bulkheads and dropped ceilings where required for mechanical).
2. Mortgage survey provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
7. Poured concrete front porch.
8. Architecturally pre-determined sitings and premium exterior colours.
9. All drywall applied with screws, using a minimum number of nails.
10. Garage drywalled to tape coat and gas sealing tape applied.

WARRANTY

1. Caivan warranty backed by Tarion.

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