

FEATURES AND FINISHES TOWNHOMES

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry and stone detailing together with modern metal siding (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up garage door(s) with decorative light inserts where applicable, as per plans. Garage door installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated slab entry door(s) with transom(s) and/or side lights as per plan and complete with weather stripping.
6. Energy Star qualified windows and doors with Low-E glass and argon filled space. Opening windows are screened as per plans. Vinyl thermopane sliders in basement including screens for Conventional Townhouses only.
7. Self-sealed asphalt shingles with 25-year manufacturer's warranty.
8. Energy conserving insulation in all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. 3/8" plywood roof sheathing.
10. Pre-finished maintenance free aluminum soffits, fascia, eavestrough and down spouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. Number of steps at front and patio rear may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior water tap and one in garage area for Conventional Townhouses. One exterior water tap in garage area for Urban Townhouses. Builder to determine location.
13. Deadbolts on front entry door, garden door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Decorative black cast aluminum modern lamps and satin nickel grip sets to exterior front elevation only.
18. Municipal address plaque provided.
19. Metal insulated garage access door into home if grade permits (maximum 3 risers).
20. Poured concrete basement walls and steel beam support as required by plan. Heavy duty damp proofing on all exterior foundation walls including drainage layer.
21. Rough in drain for 3-piece bathroom in basement of Conventional Townhouses only. (Rough-in area is a proposed location only and is subject to change due to drainage requirements).
22. Conventional Townhouses to have approximately nine (9) foot ceilings on the ground floor and eight (8) foot ceiling heights on the second floor. Urban Townhouses to have approximately nine (9) foot ceilings on the ground and main floors and eight (8) foot ceilings heights on the third floor. All heights exclude any dropped areas due to mechanical and/or structural requirements.
23. Purchaser's selection of one paint colour throughout finished areas from Builder's standard samples.
24. Choice of colonial 800 or 2 panel Cambridge series, approximately 6' 8" tall, doors. Trim work to be painted white.
25. Interior doors to include satin levers as per Builder's standard samples.
26. Smooth finish ceilings in kitchen, bathrooms(s) and laundry room (in finished areas); and stippled ceilings (white) with smooth border throughout balance of the unit as per plans.
27. Modern flat stock trim package including 3 1/2" baseboards and 2 1/2" casings to be painted white.
28. Luxury oak staircase throughout finished areas, with closed risers, in natural finish.
29. Solid oak railings and nosings with 1 5/16" spindles in natural finish.

FLOORING FEATURES

30. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
31. Purchaser's selection of imported ceramic floor tiles (12" x 12" or 13" x 13") in foyer, kitchen, breakfast area, powder room and laundry room in finished areas (as per plan), selected from Builder's standard samples.
32. Purchaser's selection of quality 35 oz. broadloom throughout non-tiled areas of third floor of Urban Townhouses and second floor of Conventional Townhouses, selected from Builder's standard samples (one colour throughout).
33. Luxury laminate flooring throughout all non-tiled areas of finished areas on ground and main floor of Urban Townhouses and ground floor of Conventional Townhouses, selected from Builder's standard samples.

LAUNDRY FEATURES

34. Single white laundry tub set in white melamine cabinet base with laminate countertop, faucet and drain, and washing machine hookups, as per plan (cabinet base not included if laundry in basement).
35. Dryer vent and electrical plug.

GOURMET KITCHEN FEATURES

36. Double stainless-steel ledgeback surface mounted sink with single lever faucet.
37. White hood exhaust fan over stove area vented to exterior.
38. Heavy-duty wiring and receptacle for stove.
39. Rough-in plumbing for future dishwasher (space left open in kitchen cabinetry) and electrical included.
40. Purchaser's selection of premium kitchen cabinets and with laminate countertops, selected from Builder's standard samples.
41. Extended upper cabinets in kitchen (approx 36" in height).
42. Extended breakfast bars, as per plan.

LUXURY BATHROOM FEATURES

43. White plumbing fixtures in all bathrooms.
44. Chrome faucets for all bathroom vanities and showers selected from Builder's standard samples. Showers with pressure balance and temperature control valves.
45. Master ensuite bath to include separate shower with preformed shower base and framed glass door. Free standing five (5) foot acrylic tub as per plans.
46. Deep acrylic tubs throughout, as per plan.
47. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
48. Exhaust fans in all bathrooms according to the Ontario Building Code.
49. Privacy locks on all bathroom doors.
50. Plate mirrors above vanities in all bathrooms.
51. Purchaser's choice of 8" x 10" imported bathroom wall tiles, selected from Builder's standard samples.
52. Purchaser's choice of 13" x 13" imported bathroom floor tiles, selected from Builder's standard samples.
53. Potlight in master ensuite shower stall.

HEATING/INSULATION FEATURES

54. Forced air high-efficiency gas furnace for Conventional Townhouses and a high velocity mechanical system for the Urban Townhouses.
55. Ductwork sized for future air conditioning.
56. Urban Townhouses to receive central air conditioning.
57. Water heating equipment (gas) on a rental basis.
58. Digital programmable thermostat located in central location on ground floor for the Conventional Townhouses and main floor on the Urban Townhouses.
59. Insulation to be as per Ontario Building Code at time of issuance of building permits.
60. Spray foam insulation over garage ceilings, with habitable space above.
61. Duct cleaning for Conventional Townhouses.

ELECTRICAL FEATURES

62. All homes with 100-amp breaker panel service.
63. LED light bulbs for light fixtures throughout interior and exterior of the townhouse.
64. White Decora switches and plugs.
65. All wiring in accordance with the Ontario Hydro Standards.
66. Standard light fixtures throughout. Locations to be determined by the Builder.
67. Smoke detectors with built in carbon monoxide detector as per Ontario Building Code.
68. One exterior electrical plug in garage wall area and an additional outlet at the rear of the Conventional Townhouses. Location to be determined by the Builder.
69. Complete electrical door chime.
70. One ceiling mounted electrical outlet for each overhead garage door.

71. Two roughed-in RG-6 TV cable outlets (one in family room/great room and one in master bedroom). Locations to be determined by Builder.
72. Two roughed-in CAT-5 telephone outlets (one in kitchen and one in master bedroom). Locations to be determined by Builder.

BUILDER'S WARRANTY/COVERAGE

73. Primont Homes is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
74. Seven (7) years - major structural defects.
75. Two (2) years - plumbing, heating and electrical systems.
76. As per Tarion Warranty Corporation program requirements.

All Purchasers' selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. Builder has the right to substitute materials and finishes of equal or better quality. E. & O.E. April 30, 2020. All sketches are artist's renderings only and do not form part of this agreement. All exterior precast to be flat detailed; if otherwise indicated, for artists' concept only. All interior and exterior colours and materials are to be selected from Builder's samples within 10 days of acceptance of offer, failing which, the Vendor may exercise all of the Purchaser's rights to colour selection herein and such selections by the Vendor shall be binding as if the Purchaser would had made such selections. No changes whatsoever will be permitted in colours selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice. All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed. The Purchaser acknowledges that finishing materials contained in any model home may be upgraded for display purposes only and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. The Purchaser acknowledges that the Vendor reserves the right to substitute materials of equal or better quality. Hardwood flooring may react to normal fluctuating humidity levels, producing gapping or cupping, both considered to be within acceptable industry standards. Actual square feet is measured per Tarion requirements, and may vary slightly depending on elevation selected and construction variances. Ceilings and walls may be modified to accommodate mechanical systems. Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades. Asphalt driveways at Purchaser's expense (on closing). The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date. Purchaser is notified that garage entry doors (where applicable) may be lowered or eliminated to accommodate grading if required by the Municipalities or Developers engineering control. House types, streetscapes and final house sitings are subject to final approval by the applicable municipality and Design Control Architect.