

# CAIVAN

## THE RIDGE 20' COLLECTION FEATURES & FINISHES

### EXTERIOR FEATURES

1. Limited Lifetime Architectural shingles and full low roof underlay.
2. Exterior potlight(s) on front elevation. Location(s) will vary.
3. Glazed panel in front entry door as per elevation.
4. Exterior house wrap with window tape on all exterior windows and doors.
5. Ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
6. Fibreglass insulated front entry door with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
8. Panel cladding and aluminium fascia with pre-finished maintenance-free soffit.
9. Low maintenance exterior columns, trims, posts and railings in vinyl (PVC), fiberglass or aluminum with glass panels as per vendors specifications.
10. House number plaque.
11. Low E/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (window colours predetermined), caulked on exterior.
12. Low E, ENERGY STAR® rated balcony door (as per plan).

13. Modern exterior light fixture
14. Precast concrete slab walkway and steps to front door entry.
15. One exterior water tap and two exterior weatherproof electrical outlets with ground fault interrupter (outlets located on porch and balcony).
16. Vendor will place an Asphalt driveway.
17. All operating windows are complete with screens.
18. All exteriors include a combination of some or all of: quality clay brick or stone veneer, panel cladding and associated trim, laminated shingles, and soffit as per elevation plan.
19. Entire lot sodded except paved areas.

### KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's standard samples.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of laminate countertop from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Top mount stainless steel double compartment sink with faucet upgraded to single lever and pull-down spray.
6. Kitchen exhaust fan vented to exterior.
7. Stainless steel range hood.

8. Heavy duty receptacle for stove.
9. Dedicated electrical outlet for refrigerator, stove and dishwasher.
10. Colour coordinated kick plates to complement cabinets.
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 ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Acrylic shower base for all shower stalls.
3. Purchaser's choice of cabinets for vanity in main bath and ensuite and laminate countertops from Vendor's standard samples.
4. Colour coordinated kick plates to complement cabinets.
5. Lights upgraded to wall mounted fixture in all bathrooms and powder room.
6. Shower rod.
7. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
8. Privacy locks on all bathroom doors.
9. Modern top mount sink and single lever faucet in all full bathrooms.
10. Modern wall mount sink OR modern pedestal sink (if applicable, as per plan) with single lever faucet in powder room (as per plans).

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 2, 2021.

# THE RIDGE

## 20' COLLECTION

### FEATURES AND FINISHES

11. Polished edge mirrors in all baths.
12. Plumbing fixtures in chrome finish and water efficient toilets.
13. Pressure balance valves to all showers.
14. 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.
4. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

#### INTERIOR TRIM FEATURES

1. Kneewall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
2. 8' hollow core flat slab smooth panel interior passage doors on main floor and 6'8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. Modern flat baseboard throughout, with shoe mold in all hard surface areas.
4. Modern flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. White melamine shelving in all closets.
6. M.D.F. capping on all knee walls.
7. Satin chrome 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. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
4. Smoke/Carbon Monoxide Detectors as per OBC requirements.
5. Electronic door chime.

6. Three cable TV rough-ins.
7. Three data rough-ins (CAT 6).
8. LED Bulbs throughout.
9. One telephone (category 6) rough-in provided.
10. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
11. Air resistant electrical boxes on exterior insulated walls and ceilings.
12. Decora style switches throughout.

#### HEATING/INSULATION

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Tankless hot water heater (rental).
3. Air conditioner
4. Programmable thermostat centrally located.
5. Ducting sized for future air conditioning.
6. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
7. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

#### PAINTING

1. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings on main floor (including kitchen/breakfast, bathrooms, powder room, finished laundry room, barrel vaulted ceilings and underside of drywall finished stairwells) if applicable, as per plan. The balance of rooms including walk-in closets will have sprayed stipple ceilings with 4" smooth borders.

#### FLOORING

1. Purchaser's choice of ceramic tile flooring from Vendor's standard samples in all wet areas (including baths, mud room, foyer, powder room, (as per plan).
2. Ceramic tile in finished laundry rooms only (ground and second level laundry), as per plan.
3. Purchaser's choice of manufactured flooring from Vendor's standard samples on main floor including kitchen (excluding tiled area, bedrooms, main and basement stairs, and foyer if applicable) as per plan.

4. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor and second floor (including main and basement stairs, and foyer risers) including underpad (excluding kitchen, powder room, foyer, and laundry (as per plan).
5. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
6. Concrete basement floor in all unfinished areas.

#### FINISHED BASEMENTS

1. Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
2. Painted walls and stipple ceiling included.
3. Low E, ENERGY STAR® rated approximately 32"x20" horizontal slider window.

#### ADDITIONAL FEATURES

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

#### WARRANTY

1. Caivan warranty backed by Tarion.

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