

# CAIVAN

## THE CONSERVANCY 42' COLLECTION (PLAN 32, 33 & 34) FEATURES & FINISHES

### EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation (as per plan). Location(s) will vary.
3. Metal sectional garage door or garage storage door, as per plan (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Ice and water shield membrane in valleys and 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 trims and railings (if applicable, as per plan) in vinyl (PVC), fibreglass, glass or aluminum as per Vendor's specifications.
8. Exterior columns in vinyl, PVC, fibreglass, aluminum, brick, stone veneer or combinations of these (if applicable, as per plan) as per Vendor's specifications.
9. House number.
10. Exterior front door hardware with deadbolt in satin nickel.
11. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white.
12. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen or garden swing door, as per plan.
13. Precast concrete slab walkway and step to front door entry.
14. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
15. Vendor will place an Asphalt driveway.
16. Insulated door from house to garage or garage storage, as per plan; where grade permits.
17. All operating windows are complete with screens.
18. All exteriors include a combination of some or all of: ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, laminated shingles, and pre-finished soffit as per elevation plan.
19. Pre-finished vinyl siding.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of granite countertop 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. Black hood fan vented to exterior.
7. Dedicated electrical outlet for refrigerator, stove and dishwasher.
8. Openings to accommodate 36" refrigerator and 30" stove.
9. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
10. Colour coordinated kick plates to complement cabinets.

### BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls.
3. Purchaser's choice of cabinets for vanity in main and ensuite bath and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
4. Colour coordinated kick plates to complement cabinets.
5. Wall mounted light fixture in all bathrooms and powder room (as per plan as permitted by ceiling height).
6. Shower rod at tub shower enclosures.
7. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
8. Privacy locks on all bathroom doors.
9. Cabinetry with top mount sink and single lever faucet in all full bathrooms.
10. Square pedestal sink with single lever faucet in powder room.
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

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

1. Knee wall with MDF cap and natural oak contemporary handrail on the main, basement and loft staircase as indicated on plan. Natural oak nosing where applicable.
2. 8' hollow core arch top smooth two panel interior passage doors on ground floor and 6'8" hollow core arch top smooth two panel interior passage doors on second floor, loft floor and in basement (excluding all sliding closet doors). Doors beneath sunken landings and bulkhead conditions due to mechanical and structure may have a reduced height.
3. Flat baseboard throughout, with shoe mold in all hard surface areas.
4. 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. MDF trim capped knee walls, as per plan.
7. Satin nickel finish interior door hardware.
8. Mirrored sliders in front hall entry closet. as per plan.

### 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. 100-amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined as per plan. Dining room to have keyless outlet.
5. Two electrical outlets in the garage or garage storage, as per plan (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. One data / phone rough-in.
9. LED Bulbs throughout.
10. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
11. Exterior light fixture at rear door.
12. Air resistant electrical boxes on exterior insulated walls and ceilings.

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. September 18, 2023.

# THE CONSERVANCY

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### FEATURES AND FINISHES

13. Decora style switches throughout.

#### HEATING/INSULATION

1. Forced air high-efficiency gas furnace with electronic ignition, power vented to exterior.
2. Dual zoned air distribution system with 2 thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. Humidifier.
5. Ducting sized for future air conditioning.
6. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
7. HRV (Heat Recovery Ventilator) interlocked with furnace.
8. Spray foam insulation in garage or garage storage, as per plan ceiling where conditioned space exists above the garage or garage storage, as per plan.
9. 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 throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

#### FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen, as per plan).
2. Oak hardwood flooring from Vendor's standard samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).
3. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, main floor bedrooms (as per plan), second floor and loft floor (including upper hallways, main, basement stairs, loft stairs, foyer, and mudroom risers, if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (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 AND FINISHED LOFTS

1. Approximately 8'10" high ceiling on basement floor and approximately 8'0" high ceiling on loft floor (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Finished basement and loft 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) in finished basements.

#### ADDITIONAL

1. Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Mortgage survey provided at no additional cost.
3. Garage floor and/or garage storage floor, as per plan and driveway sloped for drainage.
4. Concrete garage floor or garage storage floor, as per plan.
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 or garage storage, as per plan.
7. Poured concrete front porch.
8. Architecturally pre-determined sitings and exterior colours.
9. All drywall applied with screws, using a minimum number of nails.
10. Garage or garage storage, as per plan drywalled to tape coat and gas sealing tape applied.
11. Ductwork professionally cleaned.
12. Sump pump with battery backup.

#### WARRANTY

1. Caivan warranty backed by Tarion.

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