

CAIVAN

ARBOR WEST

40' 42' & 50' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach light(s) (as per plan).
3. Steel sectional garage door(s) (style may vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (where applicable, as per plan).
5. Ice and water shield 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, where applicable (as per plan).
7. Exterior columns, trims, posts and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's 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 or garden door with transom (as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
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 sliding patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim clay brick or stone veneer, prefinished panels, cementitious board 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

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers cabinets, soft-close® features.
2. Purchaser's choice of 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 the exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 36" 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.

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 and shower stalls. Glass shower enclosures with shower pan base for all shower stalls as per plan.
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. "Soft-close" feature included.
5. Wall mounted rain shower head included for all bathrooms (as per plan).
6. Colour coordinated kick plates to complement cabinets.
7. Wall mounted light fixture in all bathrooms and powder room.
8. Shower rod at tub/shower enclosures.
9. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Cabinetry with undermount sink and single lever faucet in all full bathrooms (as per plan).
12. Square pedestal or rectangular wall mount sink with single lever faucet in powder room on ground floor (as per plan).
13. Bevelled edge mirrors in all baths.
14. Plumbing fixtures in chrome finish.
15. Water efficient toilets.
16. Pressure balance valves to all showers.
17. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, 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

1. Oak stairs and contemporary railing with metal pickets to main floor, second floor and basement with choice of stain from Vendor's standard samples. 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, third and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Doors beneath sunken landings and bulkhead conditions due to mechanical and structure may have a reduced height.
3. 5 1/4" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 3 1/2" 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.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Pre-determined light fixtures (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. LED Bulbs throughout.
9. One data / phone rough-in
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.
13. Decora style switches throughout.
14. Electric vehicle charging rough-in to garage.

HEATING/INSULATION

1. Central air conditioning unit & high efficiency forced air furnace for heating and cooling. Includes humidifier.
2. Dual zoned air distribution system with 2 smart 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. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.

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5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Spray foam insulation in garage ceiling where conditioned space exists above the garage.

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 rooms, 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"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 1/2" wide engineered oak hardwood flooring from Vendor's standard samples in main (ground) floor, second floor hallway (excluding, foyer's, kitchen and bathrooms).

3. Purchaser's choice of 35oz carpet from Vendor's standard samples for basement floor, stairs to third, landing, and third floor including chip foam 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 floor in all unfinished basement areas.

FINISHED BASEMENTS

1. Approximately 86" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Direct vent gas fireplace with white painted MDF mantel (as per plan).
2. Approximately 9'0" high ceiling on main floor & 8'0" high ceilings on second and third floors (excluding bulkheads and dropped ceilings where required for mechanical or structure), as per plan.

3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.
7. All windows installed with expandable foam to minimize air leakage.
8. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage and porch.
9. Poured concrete front porch.
10. Architecturally pre-determined sitings and premium exterior finishes.
11. All drywall applied with screws, using a minimum number of nails.
12. Garage drywalled to tape coat and gas sealing tape applied.

WARRANTY

1. Caivan warranty backed by Tarion.

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. August 19, 2023.