

Features and Specifications

Westlinks-Bungalow Townhouses – Phase 2

Architectural

1. Elevations include maintenance free vinyl siding and veneer stone with architectural features in other materials, as per elevation.
2. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
3. Architectural self-sealing shingles (manufacturer's limited warranty).
4. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
5. Vinyl single-hung vertical slider windows excluding basement. Basement windows to be all vinyl sliders.
6. Sliding patio door or garden door(s), as per plan.
7. All windows including basement and sliding patio doors to have Low E and Argon Gas, excluding entry door glazing.
8. Glazed panel in front entry door as per elevation.
9. All opening windows and sliding patio doors are complete with screens.
10. Steel insulated door from house to garage, with safety door closer.
11. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
12. Entire lot sodded except paved areas.
13. Paver stone walk to the front door entry, front steps to match porch material, steps at rear as required.
14. Two exterior water taps, one in front (or garage), and one at rear of home.
15. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
16. Communal irrigation system for front and rear yards.

Baths

1. Water resistant gypsum board to approximately 60" high on separate shower stall walls.
2. Purchaser's choice of cabinets and laminate countertops in all bathroom(s). All choices from vendor's standard selection.
3. Colour coordinated kick-plate to compliment vanity cabinets.
4. Water efficient showerhead and toilet.
5. Decorative lighting in all bathrooms and powder room.
6. Mirrors in all bathroom(s), vendor's discretion.
7. Bathroom fixtures and bathtubs as per plan, from vendor's standard selection.
8. Electrical outlets for future small appliances beside all vanities include ground fault interrupter as per plan.
9. Exhaust fans vented in all bathroom(s).
10. Privacy locks on all bathroom doors.
11. Chrome washer-less faucets with pop up drains in all bathroom and powder room sinks.
12. Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and acrylic shower enclosure, as per plan.
13. Bathroom accessories to include towel bar and toilet tissue holder.
14. Pressure balance/scald preventing valves to all shower stalls and tub/showers as per plan.
15. Shut off valves for all bathroom and powder room sinks.

Kitchen

1. Purchaser's choice of cabinets and laminate countertop from vendor's standard selection.
2. Colour coordinated kick plates to compliment kitchen cabinets.
3. Stainless steel double kitchen sink with ledge-back and spillway includes single lever faucet, as per vendor's standard specifications.
4. Shut-off valve to the kitchen sink.
5. Exhaust fan, stainless steel.
6. Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator.
7. Split receptacle(s) at counter level for future small appliances.

Interior Trim

1. Painted pine handrail and pickets.
2. Moulded panel interior passage doors throughout finished areas.
3. Stepped MDF baseboard throughout.
4. Stepped MDF trim casing on all swing doors and windows throughout in all finished areas, foyer and linen closets where applicable as per plan.
5. All drywall applied with screws using a minimum number of nails.
6. Black finish lever handles and hinges on all interior doors in finished areas, as per plan. Nickel Available.
Black finish handles on exterior front door.
7. MDF shelving with clothes rod in all closets.
8. Basement stairs and lower foyer carpeted from vendor's selection, as per plan.

Laundry

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room, as per plan.
2. Shut-off valves in finished laundry room.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet and plumbing for future washer.

Electrical

1. Décora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, halls, finished laundry room and all bedrooms where applicable, as per plan.
9. Switch controlled receptacle in living room.
10. Decora style dimmer control in dining room as per plan.
11. Smoke Detector installed as per Ontario Building Code.
12. Carbon Monoxide Detector on all floors where a finished bedroom is located.
13. Electronic door chime at front door.
14. Four data cables on main floor, location vendor's discretion.
15. Optional finished basement, 4 data cables, location vendor's discretion.
16. Rough-in central vacuum outlets (all pipes drop to basement).

Additional Features

1. 8' high ceilings on ground floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. 9' high tray ceiling in living and dining rooms, as per plan.
2. 2" x 6" exterior wall construction.
3. Mortgage survey provided with closing documents at no additional cost.
4. Concrete garage floor and asphalt driveway sloped for drainage.
5. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
6. Poured concrete basement walls with drainage membrane and weeping title.
7. Wood Pressure Treated Front Porch
8. Rough-in for central air conditioning.
9. Forced air, gas, heating and ventilation system.
10. Hot water tank , natural gas, is a rental unit. Purchaser to execute agreement with designated supplier prior to closing.
11. Programmable thermostat centrally located on main floor.
12. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)

Optional Loft

1. Stairs and floor carpeted from vendor's standard selection.
2. Two data cables, locations vendor's discretion.
3. Ceiling height varies, as per plan.
4. Painted pine handrail and pickets.

Painting

1. Washable low VOC latex paint on interior walls, doors & trim, throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Smooth painted ceilings.

Flooring

1. Wood Laminate Flooring throughout (excluding bathrooms and laundry).
2. Choice of 12" x 12" or 13" x 13" ceramic floor tile in bathrooms, vinyl floor in laundry room where applicable, as per plan, from vendors standard selection.
3. Concrete basement floor with drain.

Warranty

Westlinks is backed by the TARION warranty that ensures the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defect(s):

A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or –any defect in workmanship or materials that adversely affects your use of the building as a home.

All homes built to or above the standards and requirements of the Ontario Building Code.

All specifications are subject to change without notice. Builder reserves the right to substitute items of equal or better quality for any item at his sole discretion. E. & O.E.