

EXTERIOR FINISHES

1. All exterior colour schemes are architecturally controlled and are pre-selected by the Vendor's Interior Design Team.
2. Elevations: stone, brick and siding as per plan, where applicable.
3. Decorative siding features.
4. Maintenance-free siding, soffits, fascia, eaves, and downspouts.
5. Columns and railings as per elevation.
6. Self-sealing roof shingles from Vendor's predetermined colour samples.
7. Fully sodded front, side and rear yards, where applicable.
8. Asphalt paved driveway.
9. Pre-cast concrete slab walkway to front porch. Rear patio steps, if applicable.
10. Sectional non-insulated garage door as per elevation.
11. Patio slider/garden door to rear yard as per elevation/lot.
12. Metal insulated front entry door with weatherstripping, gripset and deadbolt locking system.
13. Decorative house number installed on exterior.
14. Poured concrete slabs for basement floor, garage and porch.
15. Poured concrete foundation footings and walls.
16. Two exterior water taps (one in the garage and one in the rear or side yard).

INTERIOR KITCHEN FEATURES

1. Stainless steel kitchen sink with single-lever faucet.
2. Faucet to suit standard laminate countertop.
3. Kitchen exhaust hood fan vented to exterior.
4. Heavy-duty 220-volt electrical receptacle for stove.
5. Dedicated 110-volt electrical receptacle for refrigerator.
6. Cabinet opening provided for future dishwasher including rough-in for plumbing and electrical. Installation and hook-up of dishwasher are at Purchaser's expense and not included by the Vendor.
7. Purchaser's choice of cabinets and laminate kitchen countertops from Vendor's standard samples.
8. Electrical outlets at counter level provided for small appliances in kitchen and bathrooms with countertops.

BATHROOM FEATURES

1. Purchaser's choice of vanities with laminate countertops from Vendor's standard samples in the baths.
2. White wall-mounted pedestal sink in the powder room, as per applicable plan.
3. Purchaser's choice of ceramic wall tile in standard bathtub wall enclosure.
4. White plumbing bath fixtures throughout.
5. Mirrors provided in all ensuite, main bath and powder room.
6. Mechanical ventilation will be provided in all bathrooms.
7. Single-lever faucets provided for all bathroom vanities and kitchen sink.
8. Privacy locks on all bathroom doors.

FLOORING FEATURES

1. All baths, foyer, and kitchen to have ceramic tile as per plan.
2. Main Floor and Second Floor to have carpet from Vendor's standard selections (excluding tiled areas).
3. Carpet-grade stairs from Main Floor to Second Floor with paint-grade stringers (excluding tiled areas) from Vendor's standard selections. Basement stairs to be paint-grade treads and stringers.

LAUNDRY FEATURES

1. Single laundry tub as per plan.
2. Hot and cold water supply provided with separate drain for washing machine as per plan.
3. Heavy-duty 220-volt electrical receptacle for dryer.
4. Exterior vent sleeve provided for dryer. Connection from sleeve to dryer to be completed by Purchaser after closing.
5. Waste connection provided for washer.

INTERIOR & TRIM FEATURES

1. Trim includes 2-1/4" casing and 3-1/8" baseboard.
2. Satin nickel hardware on all doors throughout interior of home.
3. Swing doors on all closets.
4. 9' ceilings on Main Floor; 8' ceilings on Second Floor.
5. Carpet-grade stairs with oak pickets and railings throughout all levels, where applicable, as per plan.
6. R60 attic insulation, R24 wall batt insulation.
7. Spray foam insulation under rooms above the garage.

ELECTRICAL FEATURES

1. Circuit breaker panel type with 100-amp service.
2. All wiring in accordance with Ontario ESA Standards.
3. Light fixtures provided throughout finished areas.
4. Decora plugs and switches throughout entire home.
5. Electrical door chime at front door entry.
6. Smoke detectors and carbon monoxide detectors installed in accordance with applicable Electrical/Building Code.
7. One exterior waterproof electrical GFI outlet at rear elevation of home; one exterior waterproof electrical GFI outlet at front elevation of home at the porch location; plus one electrical outlet in the garage; an additional outlet in the garage ceiling for a future garage door opener (garage door opener not included).

HEATING & COOLING FEATURES

1. ENERGY STAR qualified high-efficiency gas forced-air furnace with programmable thermostat.
2. Installation of high-efficiency on-demand water system (tankless unit) with Rental Agreement assumed by the Purchaser.
3. Ductwork sized to accommodate ventilation system.
4. A/C included.

PAINTING FEATURES

1. One paint colour throughout for interior walls from Vendor's standard off-white colour.
2. All interior trim and doors to be painted to match wall colour.
3. All ceilings to receive a knockdown drywall finish with 4" smooth borders except in baths, kitchens and laundry, which will have a smooth finish.

TARION WARRANTY

Kingwood Homes is backed by Tarion Warranty as follows:

- 1 Year: Materials and Workmanship.
- 2 Year: Heating, Plumbing, Electrical Systems and Building Envelope.
- 7 Year: Major & Structural.