



FEATURES
&
FINISHES

ALL SELECTIONS OF COLOURS, STYLE INTERIOR AND EXTERIOR TO BE MADE FROM BUILDER'S SAMPLES/SUPPLIERS

EXTERIOR FEATURES

1. Maintenance free Low-E Argon thermo pane windows throughout with screens - **ENERGY STAR**
2. Clay or cement brick, stone and stucco with brick on the second floor (sides + rear as per elevation)
3. Precast concrete window sills at brick or stone area only
4. Maintenance free aluminium soffits, fascia, eavestroughing and downspouts
5. Standard insulated panels embossed steel sectional garage door(s) with clear glass
6. Driveway to be finished in crushed aggregate with front door precast step(s) as per grading
7. All exterior swing doors are metal insulated with lever passage and deadbolt lock
8. Front door insulated with a black gripset
9. Black coach light fixtures at every door - **BUILDERS CHOICE**
10. Grave municipal number above garage on front exterior
11. Each lot is graded and fully sodded (as per grading plan)
12. Outside venting sleeve for stove and dryer
13. Garage to be fully drywalled and taped with 1 coat of compound only, not painted
14. Garage man door (from inside house to garage) only if grade permits as per plan
15. Quality maintenance free thermo insulated sliding patio door (as per plan)
16. When a rear door requires more than 2 steps we block the door. Owner required to put deck after grading is approved
17. Low E argon thermo basement windows (36"X24") are white only
18. Walkway from driveway to front porch, 24X24 precast slabs - as per grade

INTERIOR FEATURES

1. 9' ceilings on main level (as per plan)
2. 8' ceiling on second floor (as per plan)
3. Flat ceilings throughout the whole house with flat white paint
4. Imported 12x24 porcelain tiles in foyer, kitchen, laundry room and bathrooms
5. One 12x24 tile choice throughout house (includes shower in ensuite and tub/shower surround)
6. Stained oak handrails with stained square balusters and 3 ½ newel posts
7. Quality 40 ounce broadloom carpet with ½" under pad in bedrooms and upper hall
8. Stained oak stairs + railing to match hardwood or vinyl planks colour as close as possible
9. Interior doors (1 or 2 panel), designer 800 series painted white with black hardware (levers)
10. Modern style 5" baseboards and 3" casings in white semi-gloss finish
11. Rough-in alarm - comes with 3 keypads one motion sensor on main floor and all exterior doors with contacts (excluding patio door)
12. Upgraded brush nickel light fixtures - **BUILDERS CHOICE (Model home may have upgrades)**
13. Choice of 1 flat interior paint colour throughout the whole house
14. One 4" Pot light in the shower
15. Single laundry tub and taps for connection to automatic washer
16. Roughed-in central vacuum on each floor to basement level and or garage

17. Ensuite features white acrylic soaker tubs with 12x24 tile surrounds same as floor tile (as per plan)
18. Ensuite shower tile walls as per floor - builders standard
19. Ensuite shower includes 2x2 mosaic tiles - builders standards
20. All archways to be fully drywalled and closets fully trimmed
21. Hardwood in family room, dining room and landing as per plan
22. Resilient ceilings, resilient channel on 2nd floor ceilings (truss areas)
23. Basement stairs are utility grade spruce with painted grade handrail mounted on wall non-finished area
24. Wire shelving throughout all closets
25. Rough in 3pc basement bathroom
26. Cold cellar with solid steel insulated door, light, as per plan

KITCHEN & BATHROOM

1. Imported 12x24 porcelain tiles
2. Modern shaker kitchen and bathroom cabinetry featuring white painted slab doors and drawers (Level 1) with 3x6 subway tile for backsplash - builder standard
3. Upper cabinets are extended with light valence and crown moulding
4. White bathroom fixtures – toilet paper and towel bar holder are not included
5. Mirror in each bathroom over vanities
6. Quartz countertop level 2 with double stainless steel kitchen sink with chrome single-lever faucet by Moen - builder standards
7. Quartz countertop level 2 with undermount sink and moen chrome single-lever faucet - builder standards
8. All bath faucets are chrome single-lever faucet by Moen with shut off valves - builders choice
9. Main bathroom feature five-foot white acrylic tub with shower head and foot spout with 12x24 tile surrounds same as the floor (as per plan)
10. All showers have safety-minded temperature controlled faucets
11. Porcelain 12x24 wall tiles in shower enclosures same as floor tile
12. Pressure balanced valves in all showers
13. All shower stalls to have 1 piece marble jamb at bottom only with glass door with chrome handle as per plan
14. Kitchen cabinet opening to accommodate installation of future dishwasher (includes plumbing and electrical rough-in only)
15. All vanities and toilets will have shut-off valves
16. Soft close doors and full extension drawers
17. Split-circuit electrical outlets above the kitchen counter for future small appliances
18. Privacy locks on all bathroom and powder room doors

MECHANICAL FEATURES

1. 100 amp service with automatic circuit breaker
2. Copper wiring throughout
3. Two weather-proof exterior outlets – 1 front door and 1 rear door
4. Interconnected smoke detectors and carbon monoxide with strobe light and sound in all bedrooms and each level
5. Carbon monoxide detector on second floor
6. Vented 180 cm stainless steel range hood fan in kitchen
7. Electric white door chime located in front foyer area

8. Ventilation fan provided in each bathroom and in laundry room (as per plan)
9. Heavy-duty electric stove and dryer receptacles
10. Low water consumption toilets - **more info**
11. Electrical outlet for future garage door opener
12. Electrical box in garage for future electric car (**If required**)
13. High-efficiency forced air gas furnace - **More info**
14. Heating outlets in all rooms and basement by mechanical engineering
15. Power exhaust override switch near main level thermostat for humidity control or HRV
16. Digital heat/cool thermostat
17. Power vent, hot water tank, and HRV supplied on **RENTAL BASIS**
18. The home is supplied with a Heat Recovery Ventilation unit (HRV) supplied on a rental basis through an HRV supplier. The purchaser acknowledges, and agrees to assume and be bound by the standard terms and conditions of the rental HRV unit supplier, and the market rent offered by the supplier as at the time of closing.
19. Two exterior hose bibs to be installed – 1 in the garage and 1 at the rear
20. Ground fault outlet in all bathrooms and kitchen – inter-connected
21. Location of hydro and gas meter is determined by the builder, may be reversed from model
22. ARC fault breakers for bedroom areas
23. All utility services to the house are under ground (or above)
24. Pex piping to be used throughout for plumbing
25. Sump pumps with back flow valve (IF REQUIRED)
26. Back flow valve for sewer
27. Roughed-in 1 phone & 5 data– 6 outlets combined
28. Temperature control valve @H.W.T.
29. All heating systems are sized for future installation of air conditioning systems
30. Drain water recovery

QUALITY OF CONSTRUCTION

1. Kiln dry lumber throughout the home
2. 5/8" tongue and groove OSB sheathing
3. 3/8" spruce plywood roof sheathing with H clips
4. Exterior walls constructed with 2"x6" and 7/16 OSB sheathing
5. Self-sealing high grade asphalt shingles (30 Years)
6. All sub-floors are nailed, glued **ONLY**
7. Ceiling drywall installed over floating metal resilient channel
8. Steel beams and posts in basement and garage to be welded on all trussed ceilings
9. 8" poured concrete foundation walls with heavy duty damp proofing and drainage layer
10. Garage concrete floor reinforced with rebar and tied into foundation walls
11. All garage interior walls are dry walled and 1 coat of tape
12. Poured concrete with reinforced with rebar on the porch
13. Basement insulation to be R20ic
14. Insulation exceeds the Ontario Building Code
15. All exterior windows and doors to be foamed
16. 2 x 10 or TGI joist construction as per plan
17. R22 exterior walls
18. R60 ceiling
19. R-31 insulation or 1/2lb foam in the garage to help prevent air infiltration
20. 4" weeping tile covered with 6" of crushed stone around foundation walls
21. Tyvek wrap around main and second floor joist

22. Basement not finished
23. All interior walls that adjoin the garage will be insulated

ENERGY SAVING FEATURES

1. All exterior windows and doors are fully caulked.
2. Exterior walls and ceilings sealed with vapour barrier
3. Gas burning fireplace as per plan finished with paint grade mantel (optional)
4. Insulation to rooms above unheated areas, such as garages and porches to be foamed as per OBC

GENERAL

1. The Purchaser acknowledges that notwithstanding any other provision herein, materials are subject to availability to meet scheduled occupancies and therefore agrees that the Vendor reserves the right to make non-material plan, specification and material substitutions at the Vendor's sole discretion provided that any such substitute materials is of equal or better quality.
2. The Purchaser acknowledges that at the Vendor's sole discretion door swings may be different than those indicated on brochures and ceilings and walls may be modified to accommodate mechanical systems, and the Purchaser agrees to accept such modifications.
3. The Purchaser acknowledges and accepts that all dimensions in this Agreement are approximate, windows and actual square footages may vary depending on elevations selected, and actual usable floor space may vary from the stated floor area.
4. The Purchaser acknowledges and accepts that exterior elevations over garage doors and at front porches are subject to change due to municipality required grade conditions, and, where a landing may be required the number of steps to grade may vary.
5. The Purchaser agrees that the following are not included in the Purchase Price: Drapes and tracks, wallpaper, furniture, appliances, central vacuum system, air conditioning, security system, rear decks, painted lower level floor, lawn sprinkler system, planting and landscaping except as noted in Appendix A.
6. The Purchaser acknowledges that the specifications and finishes in the model homes located at the Vendor's other projects may differ from the specifications in the model homes and new homes being purchased at the project that is the subject of this Agreement.
7. The Purchaser acknowledges that the lot including the home being constructed thereon is, until Closing, considered a workplace and construction site and as such is governed by the laws and regulations of same. The Purchaser therefore acknowledges not being permitted unsupervised entry or access to such workplace and construction site and further agrees and covenants not to attempt to gain entrance and access to the same except during normal working hours and by prior arrangement with the Vendor. The Purchaser agrees to follow all safety practices as prescribed by law during all such pre-arranged visits to the workplace and construction site.
8. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales office may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E&O.E.

WARRANTY

Duca Homes is registered and enrolled with the TARION warranty program and the warranty includes:

1. Defects in material and workmanship for one (1) year.
2. Defects on electrical, plumbing, heating delivery and distribution systems, exterior cladding, and water penetration for two (2) years.
3. Major structural defects for seven (7) years.