

CAIVAN

FOX RUN TOWNHOMES FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior coach light(s) on front elevation. Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Exterior house wrap with window tape on all exterior windows and doors.
6. Ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
7. Insulated front door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
8. Premium siding with maintenance-free aluminum soffit and fascia.
9. Decorative brackets and galvanized steel roof accents (as per plan).
10. Exterior columns in vinyl, PVC, fiberglass, aluminum, brick, stone veneer, or combinations of these (if applicable, as per plan) as per Vendor's specifications.
11. House number(s).
12. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
13. Low e/Argon ENERGY STAR® rated white vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
14. Low E, ENERGY STAR® rated sliding patio door

- with transom, complete with sliding screen (as per plan).
15. Precast concrete slab walkway and step to front door entry.
16. Two exterior water taps, one in garage and one at rear of home; and two exterior weatherproof electrical outlets with ground fault interrupter.
17. Vendor will place an Asphalt driveway.
18. Insulated door from house to garage; where grade permits.
19. All operating windows and patio doors are complete with screens.
20. All exteriors include a combination of some or all of: ornamental trim, quality clay brick or cultured stone, premium cladding, asphalt shingles, and aluminum soffit and fascia as per elevation plan.
21. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN FEATURES

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 backsplash from Vendor's standard samples.
4. Purchaser's choice of quartz countertop 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. Heavy duty receptacle for stove.
8. Dedicated electrical outlet for refrigerator, stove and dishwasher.
9. Colour coordinated kick plates to complement cabinets.
10. USB receptacle at counter level.

BATHROOM AND ENSUITE FEATURES

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

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faucet in all full bathrooms.

11. Square pedestal sink with single lever faucet in powder room.
12. Polished edge mirrors in all baths.
13. Plumbing fixtures in chrome finish and water efficient toilets.
14. Pressure balance valves to all showers.
15. Hot and cold water shut off valves at all sinks.

LAUNDRY FEATURES

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 FEATURES

1. Kneewall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
2. 8' hollow core flat slab smooth panel interior passage doors on ground floor and 6'8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
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. M.D.F. capping on all knee walls.
7. Satin nickel finish interior door hardware.

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 capped outlet.
5. 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined (as per plan).
6. Two electrical outlets in the garage (one in

ceiling for future door opener).

7. Smoke/Carbon Monoxide Detectors as per OBC requirements.
8. Electronic door chime.
9. Three cable TV rough-ins.
10. Three data rough-ins (CAT 6).
11. LED Bulbs throughout.
12. One telephone (category 6) rough-in provided.
13. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
14. Exterior light fixture at rear door.
15. Air resistant electrical box on exterior insulated walls and ceilings.
16. Decora style switches throughout.

HEATING/INSULATION

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Tankless hot water heater (rental) and water softener (rental).
3. Programmable thermostat centrally located.
4. Ducting sized for future air conditioning.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. HRV (Heat Recovery Ventilator) interlocked with furnace.
7. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
8. Structure: Framed 2" x 6" and 2" x 4" 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, and 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 kitchen, laundry rooms, baths, mud room, foyer, and powder room (as per plan)).
2. Oak hardwood flooring from Vendor's standard samples on main floor, (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), and second floor (including upper hallway, main and basement 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

1. Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL FEATURES

1. 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
2. Mortgage survey provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor.
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.
7. Poured concrete front porch.
8. Architecturally pre-determined sidings and premium exterior colours.
9. All drywall applied with screws, using a minimum number of nails.
10. Garage 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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