Features & Finishes

EXTERIOR DETAILS OF QUALITY CONSTRUCTION

1. Architecturally controlled and selected clay brick with complimenting modern face stone and stucco as per model type. Detailing may vary from Artist's concept and are subject to grade conditions.
2. Poured concrete basement floors and foundation walls with damp proofing, weeping tiles and drainage membrane to walls.
3. Striking ±8' metal-insulated front entry doors as per plan.
4. Single-car and two-car garage where applicable, as per plan.
5. Roll-up garage door, complete with decorative glass panels, where applicable.
6. Fully drywalled garage walls (skim coat and primed) excluding concrete or block walls.
7. Spray foam insulation in garage ceilings and any bay windows or decks where habitable spaces are above.
8. ±6'-8" metal-insulated garage to house access door installed with dead bolt and safety closer if grading permits.
9. Patio sliding door on uncovered balconies on ground and upper floor as per plan.
10. For economical heating, the home will be insulated in accordance with the current Ontario Building Code, specifications including expanding foam insulation to all garage ceilings and around all windows and doors.
11. Covered porches & porticos enhancing select elevations.
12. Maintenance free pre-finished aluminum soffits, fascia, eaves trough, downpipes, and siding – all architecturally designed and approved.
13. Colour coordinated self-sealing asphalt shingles. Accenting metal roof details as per plan.
14. Aluminum or vinyl exterior railings for both porch (where required by building code) and decorative applications.
15. Privacy screen where required as per plan.
16. Vinyl horizontal basement windows with window wells as required.
17. Two exterior hose bibs, one in the garage and one at the rear of the home for Front Load and Rear Lane models. Back-to-Back models to receive one exterior hose bib in the garage.
18. Black exterior light fixtures where applicable as per plan.
19. Tasteful municipal address plaques provided.
20. Fully sodded lot with landscaping consisting of shrubs, plantings, and trees, where applicable, except paved areas, with precast concrete slab walkway from driveway to front porch.
21. All lookout or deck lot grade conditions will receive a standard deck with steps to grade. Walkout lot grade conditions will receive a Juliet guard on ground floor access doors to rear yard. Standard grade lots will receive precast (steps) on ground floor access doors to rear yard.
22. Front porches may incorporate recessed steps/railings where grade requires. Number of steps at the front porch may vary due to grade conditions.
23. Basecoat driveway paving with topcoat driveway paving installed one year after the basecoat. The Vendor will not be responsible for repairing tire marks or any future settlement that occurs after the topcoat has been installed.
24. The Purchaser acknowledges and agrees that the home may be constructed on the lot in a mirror-image (reverse) orientation, as determined by the Vendor.
25. End and corner units have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

DISTINCTIVE INTERIOR FEATURES

26. Main floor, ground floor and upper floor ceiling height to be ±9' Door heights and arches, if applicable, to be ±6'-8". Many designs have double height features, vaulted and cathedral ceilings as per plan.
27. Tongue and groove sub-flooring on ground, main and upper floors.
28. Modern flat stock ±3" baseboards and ±2" casing throughout finished areas as per plan. All arches on the main floor to be trimmed as per plan.
29. Smooth flat-panel interior doors throughout finished areas as per plan. Excludes metal-insulated exterior doors (front and/or garage door).
30. Satin nickel lever hardware and hinges throughout all interior doors as per plan.
31. Oak handrail, post and ±½" straight metal pickets throughout finished areas as per plan.
32. All interior trim and doors are painted white with interior walls finished in a quality white latex paint.
33. Smooth ceiling throughout main floor. Stippled ceiling on ground, finished basement where applicable and upper floor as per plan. Bathrooms and laundry in finished areas as per plan, to receive smooth ceilings.
34. Melamine shelving installed in all closets and linen, as per plan.
35. Sealed basement ducts – this practice significantly reduces heat loss at duct joints.
36. Expanding foam insulation applied around all windows and doors to increase air tightness and draft prevention.
37. Professional home cleaning prior to occupancy, including windows, furnace and duct system.

KITCHEN, BATH & LAUNDRY

38. Purchaser's choice of cabinets and countertops from one of three Designer-selected packages, as per plans.
39. All kitchens feature base and upper cabinets as per plan. Island and flush breakfast bar as per plan with your choice of doors from Builder's standard selections.
40. Level 1 stone surface including quartz countertops with straight edge profile in kitchen and all bathrooms without bullnose or counter backsplash where applicable per plan. Selections are as per Builder's standard selections.
41. Provisional rough-in for future dishwasher (electrical run from panel to underside of dishwasher space in basement).
42. Durable stainless steel, double bowl undermount sink with single-lever pullout faucet in kitchen with shut-off valve.
43. Classic white plumbing fixtures for all bathrooms complete with shut-off valves.
44. Low-flow toilet system featured throughout all baths.
45. Pedestal sink in powder room(s) as per plan.
46. Single-lever low-flow faucet with drop-in sink in all ensuite and baths as per plan.
47. All shower areas to receive the comfort of pressure balance control valves.
48. Freestanding tub with deck-mounted faucet as per plan.
49. Modern vinyl tub or shower wall panel system in all ensuite and baths as per plan.
50. Framed glass shower enclosure in primary ensuite as per plan.
51. Mirrors over vanities in all bathrooms, including powder room as per plan.
52. Exhaust fans in all bathrooms.
53. Privacy locks on all bathroom(s) and powder room doors as per plan.
54. Due to the variety in client tastes, bath accessories (towel bars and toilet paper holders) are not provided.
55. Laundry room to include hot/cold water connections with white drop-in laundry tub including base cabinet with a laminate countertop or stand-alone laundry tub with taps as per plan.

STAIR & FLOORING

56. Vinyl flooring throughout main floor, upper hall only, powder room(s), bathrooms and foyer as per plan.
57. Quality broadloom carpet with under pad in upper floor bedrooms and ground floor living areas. Choice of one colour per Builder's standard selections.
58. Varnished oak staircase, including landings, in finished areas as per plan.
59. Transition strip to be used between different flooring materials which could cause differences between flooring heights.

MECHANICAL SYSTEMS

60. All homes feature an HRV (Heat Recovery Ventilator) system – distributing fresh air throughout the home and minimizing poor air contaminants.
61. Forced air high-efficiency gas heating. Location may vary from plan and shall be moved to optimize performance at Vendor's discretion.
62. Programmable Electronic Thermostat to better regulate temperature distribution over non-peak time.
63. Flexible water pipe solution using PEX (polyethylene) to reduce noise erosion and eliminate solder contaminants within plumbing system.
64. Ductwork sized to accommodate ventilation system requirements for heating and cooling.

ELECTRICAL

65. All wiring in accordance with Ontario Hydro standards.
66. Smoke and carbon monoxide detectors installed as per Ontario Building Code.
67. Ceiling light fixture package provided throughout all finished areas. Bathrooms will receive a wall-mounted light fixture above the vanity, except for powder room, which will receive a ceiling-mounted light fixture. LED light-bulbs throughout.
68. 100-amp electrical service with breaker panel and copper wiring throughout based on building code.
69. Electrical and water connection rough-ins for future washer and dryer in location shown as per plan.
70. Two exterior weatherproof electrical outlets, one at front porch and one at rear of home for Front Load and Rear Lane models. Back-to-Back models to receive one weatherproof electrical outlet at front porch.
71. One holiday receptacle at front porch, on separate controlled switch.
72. Ground fault interrupter receptacles, as per building code.
73. The security of hard-wired smoke detectors with light strobe on all floors, including lower level, and one direct wired carbon monoxide detector as per code requirement.
74. White Decora switches and receptacles throughout finished areas as per plan.
75. Rough-in for future central vacuum system terminating in the basement, complete with dedicated plug-in basement and garage.
76. Single switch operating all basement lighting. Cold cellar, if applicable, to have separate switch.
77. Receptacle(s) located at ceiling for future garage door opener(s) and one receptacle on garage wall as per plan.
78. Electric door chime at front entry door.

HOME AUTOMATION

79. State-of-the-art integrated smart home structured wiring terminating in the "Family Room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high-speed Internet, modem, home entertainment, digital audio/video distribution systems and so much more.
80. UNIQ COMMUNITIES shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and coordinate any additional requirements you may desire. Master bedroom and family room are pre-wired for cable TV and telephone.

SMART HOME AUTOMATION

81. Builder shall provide your new home with Smart Home technology which will include:
• Smart Home Remote Access + Notifications;
• Smart Lock from garage door into home (where applicable);
• Smart Thermostat Control;
• 2 Smart Lighting Control Switches;
• 1 Smart Flood Water Sensors;
• 1 Smart Automation Controller;
• Pre-construction design consultation;
• Onsite system configuration test and enrollment;
• Full Smart Home system support; and
• One-Year of 24/7 Smart Home Remote Access and Notifications included.

WARRANTY

Builder is dedicated to achieving minimized home deficiencies.
We shall achieve this through the efforts our diligent personnel and thorough Quality Assurance Practices. Given that a home is built with over 45 tradespersons, errors are often common and to be expected, however our desire is to showcase a home that both you and your family can all be proud of.
• One-Year Warranty Protection
• Two-Year Limited Warranty Protection
• Seven-Year Major Structural Warranty Protection

1. The Purchaser acknowledges having been advised that vinyl flooring may naturally expand or contract due to changes in temperature and humidity within the home. The Purchaser accepts this as an inherent characteristic of the flooring and is advised to maintain consistent indoor humidity levels to minimize such movement.

2. The Purchaser acknowledges that the Builder reserves the right to modify floor plans, exterior elevations, specifications, and prices without notice. All renderings, floor plans, maps, brochures, and sales displays are artists' concepts, are not necessarily to scale, and contain dimensions that are approximate and may vary as a result of ongoing improvements or modifications by the Builder.

3. The Purchaser acknowledges that the water heating system, which may consist of a tank or tankless system, will be installed on a lease or lease-to-own basis by a supplier designated by the Vendor. The Purchaser agrees to assume the applicable contract as of the Closing Date without further documentation, unless otherwise required by the supplier.
4. The Purchaser acknowledges that ceilings and walls may be modified as required to accommodate mechanical systems, services, and related components.

5. The Purchaser acknowledges that variations in colour, shade, texture, and appearance may occur in finished materials, including the Vendor's standard selections, as a result of normal manufacturing and production processes
6. The Purchaser acknowledges that ceiling heights are measured from the top of the unfinished subfloor to the underside of the unfinished ceiling prior to the installation of finished materials and exclude bulkheads, ceiling drops, and other areas as shown on the plans.

7. The Purchaser acknowledges that no reduction in the Purchase Price, credit, or other compensation shall be provided for any standard feature listed herein that is omitted at the Purchaser's request.

8. The Purchaser acknowledges that, depending on site and/or grading conditions, a sump pump may be required and installed by the Vendor.
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UNIQ COMMUNITIES

COLLECTION ON 27