

WEST PARK COURT—Block 65**EXTERIOR**

Genuine clay brick with contrasting accent brick or stone or siding, as per elevation and colour packages.
Soldier coarsing, arches, keystones, sills, raked front masonry joints, (brick only), other masonry detailing in brick and precast as per colour packages.
All exterior colour packages are architecturally controlled.
Prefinished maintenance free soffit, fascia, siding, ceilings of exterior front porches, aluminum eavestrough and downspouts as per elevation.
Fifteen (15) year self-sealing asphalt roof shingles.
2'x 6" (at vinyl) exterior wall construction with R-20 insulation value.
Entire home sealed on exterior walls with 6-mil poly vapour barrier system.
Concrete foundation walls with damp-proofing.
Insulated metal front entry doors with a glass inserts as per elevation.
Front door grip set finished in brass.
Maintenance free double thermal glazed vinyl windows throughout as per Vendor's plan. Casement windows at front and slider combination windows at sides and rear. (Corner upgrades as per Architectural Controls)
Screens on all operating windows and sliding doors.
Interior garage walls finished with aspenite or drywall as per model type.
Wood sectional garage doors, as per plan.
Fully sodded lot to municipal standards.
Asphalt paving on driveways.
Precast concrete front walkway and steps as per Vendor's plan.
Two (2) frost-free exterior hose bibs. One (1) located at the front and one (1) located at the rear of the house.
Convenient electrical outlets - one in the garage and one at the rear of the house. Additional ceiling outlet(s) for future garage door opener.
Electric door chime at front entry door.
Decorative coach lamps to front door and garage door(s), rear/side door(s) to have decorative glass jar fixture.
Some homes may require handrails installed on the front porch and stairs depending on the grade conditions as per Ontario Building Code.

INTERIOR FINISHES

Main and second floor ceiling height to be 8'-0".
Oak handrails, pickets, stringer and nosing, natural varnish finish, in finished areas as per plan.
Carpeted risers, treads with broadloom and French cap finish.
Classique or Colonist style swing doors painted white throughout as per plan.
Polished brass door hardware and hinges on interior doors.
Ventilated white wire shelving in all closets.
3" colonial baseboards with 2 1/4" colonial casing throughout painted in white semi-gloss.
All sub-floors will be 5/8" tongue and groove o.s.b. board; nailed, screwed and sanded.
Broadloom is 36-oz. with 10mm underpad in applicable areas as per plan. (1 colour throughout)
Ceramic floor tile from Vendor's standard samples in front entry/foyer, kitchen, bathrooms and above-grade finished laundry rooms as per plan
Kitchen, laundry and bathrooms painted in semi-gloss with one coat primer and one finish coat. One colour per home to be selected from Vendor's standard samples.
All ceilings are stipple finish in white except the kitchen, laundry and bathrooms where the ceilings are to have a smooth finish painted with flat white paint.

KITCHEN, BATHROOMS AND LAUNDRY

Choice of designer kitchen cabinets, vanities and laminate countertops from the Vendor's standard samples.
Double compartment stainless steel sink with single lever faucet in kitchen.
White exhaust fan over stove area (6" vented to the outside)
Plumbing and electrical rough-in for future dishwasher.
White plumbing fixtures in all bathrooms.
White pedestal sink in powder room.
Full width mirror (approximately 42" high) over vanity/pedestal sink in bathrooms. Size varies according to model type.
Single lever faucets in all bathrooms.
Master ensuite bathroom with roman tub and separate shower stall, as per plan.
Full height cement or green board in all separate shower stalls.
Pressure balance on all shower lines to maintain constant temperature.
Separate shower stalls have tile base with marble sill and jambs.
Ceramic tiles for main bath enclosure, ensuite tub deck and shower walls to be chosen from Vendor's standard samples.
Single white plastic laundry tub, located as per plan.
Exhaust fan vented to the outside in above grade laundry rooms.
Dryer is vented to the exterior. (Dryer hose is not supplied by Vendor)

ELECTRICAL

100 AMP electrical service with copper wiring and circuit breaker panel.
Vendor to provide lighting in foyer, main hall, kitchen, breakfast areas, all bedrooms and family room. Capped ceiling outlet in dining room.
Switched outlet in living room.
Vanity lighting in all bathrooms.
Vapour-proof lighting in all separate shower stalls.
Switched keyless light fixture in all walk-in closets.
White toggle light switches and electrical plugs throughout interior.
Electrical outlet in the basement next to the breaker panel.
Smoke detectors as per Ontario Building Code.
Carbon monoxide detectors as per Ontario Building Code.
Two (2) cable TV rough-ins as per Vendor's plan. One (1) in either the living room or family room, depending on floor plan, and one (1) in the master bedroom.
Two (2) telephone rough-ins as per Vendor's plan. One (1) in the kitchen and one (1) in the master bedroom.
Rough-in central vacuum. Termination in the basement.
Heavy-duty outlet for stove and clothes dryer.

HEATING AND INSULATION

Ducts sized for future central air conditioning.
High efficiency forced air gas furnace.
Water-saver on all showerheads and toilets.
All living spaces above porch areas are foam insulated for maximum comfort.
All insulation levels meet or exceed the requirements as stated by Ontario Building Code.
Hot water tank is a rental.

TARION WARRANTY

The Ontario New Warranty Program has recognized the continuing efforts of **VANDYK group of companies** for Excellence in after sales service by awarding **VANDYK group of companies** the highest rating available – The 2 - Star Rating –for over a decade.
VANDYK guarantees the workmanship and materials of your new home for **one (1) full year**, a guarantee backed by the Ontario New Home Warranty Program and, A full **two (2) years** coverage on electrical, plumbing, heat delivery and distribution system and water penetration through the building envelope and, A full **seven (7) years** coverage on major structural components.