



FEATURES & FINISHES

Detached Homes

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WARRANTY & DISCLAIMERS

Home is backed by **Talco Warranty Corporation**. The home is free from defects in workmanship and materials for one (1) year and the home is free of defects in workmanship and materials in electrical, plumbing, heating, cooling, and distribution systems, interior finishing, painting, windows, doors and the building envelope and basement membrane from water penetration for two (2) years.

The home is warranted against major structural defects for seven (7) years.

The home is subject to conditions of the Purchase and Sales Agreement.

Purchaser's choice of interior colors and materials from Vendor's variety of not yet ordered or installed, provided that colors and materials are available from suppliers, and Purchaser agrees to select the color and material within 15 days after being requested to do so, otherwise the Vendor reserves the right to choose the color and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colors and materials.

All plans, violations and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code, the National Building Code and Municipal Architectural Requirements.

Customer or workmanship and materials in accordance with **Talco Warranty Corporation**. Purchaser acknowledges that the **Talco Warranty Corporation** agreement has allowed for the sale price lower. In return fee is to be paid by the Purchaser as an adjustment at closing.

Home type and characteristics listed in first section of the Purchase or Vendor's Revised List Conditions and final closing and approval of the Vendor's architect.

Structure from Vendor's available requests in finishing, hardware, kitchen and bath cabinets, floor and wall finishes, decorative production process.

Hardwood flooring may need to remain the existing flooring, finish producing gassing or cupping, both considered below within acceptable industry standards.

The Purchaser shall expressly authorize the Vendor, its servants and agents, harmless from all action, claims, damages, claims and demands for, upon or by reason of any damage, or injury to person or property of the Purchaser or any of his funds, relatives, neighbors or agents who have a claim on the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorization, expressed or implied, of the Vendor.

Hardware of this class may vary and from previous work, building items, including, but not limited to, (a) may accordingly be modified from that shown according to grading conditions under municipal requirements.

Vendor reserves the right to be allowed to accommodate grading.

Gravelly areas located, located under them may be dropped, altered or eliminated in order to accommodate the previously approved grading and drainage requirements.

The Purchaser acknowledges that hardware, furniture, electrical fixtures, appliances, heating, cooling, upgrade kitchen cabinets, moved back, staircase and utility, architectural ornaments, plaster, stucco, tile ceiling and tile accessories, etc. may be for details, appearance, and may not be of the same grade or quality not necessarily be included in the dwelling with purchased items.

Purchaser is advised that transitional areas between different types of flooring may result in different heights and that restrooms will be used by the Vendor to reduce the difference in height.

The Vendor has the right to substitute materials of equal or better quality.

Being representative requires the Vendor to create a house in a finished mode (prior stage) and Purchaser agrees to accept the same.

Specifications are subject to change without notice. E&OE



HILLSBURGH, CA
Hillsburghsales@ballantryhomes.com