The Village of
HILLSBURGH

FEATURES & FINISHES

Traditional Towns

Exterior

- Genuine clay brick with coloured cubed mortar, authentically selected as per elevation.
- Upgraded wheeling, high-wind-resistant shingles in specially detailed colours with manufacturer's thirty (30) year limited warranty.
- Pre-finished, low maintenance aluminum soffits, fascia, downspouts and eavestrough facing as per elevation.
- Stone veneer, rubber coating, keystones, sills and other masonry detailing to brick and precast sills as per elevation.
- Exterior columns to be fiberglass or steel as per elevation. Porch railing, if applicable, to be low maintenance aluminum or steel, colour to be determined by Vendor.
- Architectural controlled wood, vinyl, brick, and/or pre-finished siding detailing including priv gables as per elevation.
- Insulated steel front entry door with weather stripping as per plans.
- Energy Star qualified Low-E Argon coloured vinyl casement windows on ground and second floors (excludes exterior sidelights and door inserts). Screen, multi-point locks and folding handles provided on all operational windows. Basement windows to be energy efficient Low-E Argon white vinyl sliders.
- Energy Star qualified Low-E Argon steel sliding patio door with screen where applicable.
- Sectional roll-up garage door with window lites as per plans.
- Lot sodded and graded to the requirements of the Municipality. Site vault to be sod or gravel as determined by the Vendor (where applicable).
- Precast concrete slab walkway from driveway to front entry porch step at front (where applicable).
- Two exterior hose/fire water taps one to the garage and one at the rear of the home.
- Satin nickel appearance front door grip set and dead bolt, decorative address plate, and black frost proof coach lights as per elevation. Location of address plate and coach lamps may vary with the Conditions.
- Pre-finished eavestroughs, in accordance with municipal requirements. Roof construction installed within the 270 seasonal days as prescribed by TARION Warranty Corp or other governing authority barring any municipal and/or utility/union requirements. Finish coat shall be done by the Vendor within 18 months of the home sale, paid for by the Purchaser on closing.
- Architecturally approved paint lines, with pre-selected colours and controlled interchange with planning exterior colour schemes, styles, materials, and elevations.
- Quality caulking and spray foam insulation around all windows and doors.
- Safety door closer on door from garage to mudroom (where applicable).
- Interior of finished garage walls and ceiling to be fully drywalled and taped, not to be caulked or painted. Garage ceiling insulated with "R-rating" or equivalent spray foam only where there is a finished room above. Exterior mutual walls to be non-insulated.
- Where decks are required as the rear exits from the to grade conditions dictate (walkout basement), a pressure treated wood deck will be installed with stairs to grade as req. Taller basement conditions such as rear of house are exposed and is included in rates provided or will be paid for to be paid for a back out basement, where applicable.
- Where walkout basement conditions are applicable the following features are standard and is included in rates provided or walkout basement: Interior railings, basement sliding patio door (as per plan), casement basement vinyl windows (in rear elevation only), additional brick, framing, insulation, and additional exterior light and electrical outlet where applicable (no stairs to grade).

Kitchen

- Custom quality kitchen cabinets with granite countertops with square edge profile from Vendor's standard samples. Includes things features such as valley upper cabinets where applicable and as per plans.
- Undermount stainless steel double bowl sink, with single-lever faucets with pull-out spray (Arbor by Moen or equivalent).
- Two speed (three stainless steel exhaust hood fan over stove area with 6" vent to outside.
- Heavy duty receptacle for stove.
- Dishwasher electrical outlet for refrigerator.
- Electrical outlets at counter level for small appliances.
- Dishwasher space provided in kitchen cabinets with toeplate valance and finish.
- Overcurved island / breakfast bar to have flattop floors or back, as per plans.

Bathroom

- Primary ensuite to include free standing acrylic soaker bathtub with deck mounted faucet if shown on plans.
- Chrome framed clear glass shower with Dutch (or equivalent) cement board backing if shown on plans.
- Dual flush toilet in primary ensuite if shown on plan as standard.
- GFI protected electrical outlet for small appliances beside sinks in all bathrooms.
- Privacy locks on all bathroom doors.
- Chrome Moen single lever taps with pop-up drains in all vanities with white sinks.
- Chrome Moen single lever taps with pressure balanced wall control in all shower and bathtub combinations.
- White bathroom fixtures and elongated toilets in all bathrooms. Powder room to have white pedestal sink as per plans.
- Purchaser's choice of bathroom cabinets with colour coordinated tile plates and post-formed laminated countertops including powder room from Vendor's standard samples.
- Purchaser's choice ceramic tile for bathtub/shower enclosure walls, ceilings are toilet, except for shower stall, from Vendor's standard samples.
- Mirrors in all bathrooms (powder room to have oval mirror), with chrome bathroom accessories including towel bar and toilet tissue holder.
- Energy efficient water saver shower heads and toilet tanks. Low-flow aerators on all faucets.
- Durable, 1/2" hot and cold pipes plumbing supply lines.
- Main Valves on all sinks and toilets.

Laundry Room

- Single laundry tub with insulated white base cabinet, faucet and post-formed white laminate countertop in laundry room where shown on plan.
- Heavy duty electrical outlet for dryer and electrical outlet for washer.
- Rough-in dryer vent, vented to exterior.
- Hot and cold water faucet can be with drainpipe for ensuring washer.

Interior Construction

- Approximately nine-foot (9') ceilings on ground floor, providing higher windows and higher 7' tall interior doors and archways (except where architectural design, mechanical or duct work requires heights to be lowered).
- Natural finish oak stringers with square 1-5/16" oak pickets (where required) and oak handrail from ground floor to second floor, oak newel around staircase opening on second floor as per plan. Basement stairs to paint grade finish, where applicable as per plan.
- Molded 2 panel interior passage doors.
- 4 1/2" baseboard in finished areas, with colonial door stop in all tiled and hardwood areas.
- 2 3/4" casings on all doors, straight on doors, and windows in finished areas.
- Vaulted or coffered ceiling as per plans and elevation.
- All drywall applied with screws using a minimum number of nails.
- Satin nickel appearance door door handles and hinges.
- All doors to have melamine shelving.

Electrical

- Pot light in primary ensuite shower ceiling (where applicable).
- Three exterior waterproof electrical outlets, one at the rear of house, one by the front door and one at front of the house for holiday lighting (wrap-ready for holiday lighting includes interior switch).
- 100 amp circuit breaker type panel.
- Electrical copper wiring in accordance with Ontario Hydro standards.
- Quality light fixtures in all bedrooms, kitchen, bathrooms, hallways, den, family room, living/dining room, and walk-in closets. Basement unfinished area light fixtures to be standard bulb type on single switch.
- Electrical outlets in garage, one on wall and one in ceiling for future garage door opener.
- Electronic smoke detectors and carbon monoxide detectors as per Ontario Building Code.
- Electronic heat alarm detector installed in garage to help with providing early warning of potential fire hazards resulting in enhanced home safety.
- Electrical outlet in basement beside electrical panel.
- Electric door chime at front door.
- Rough-in RG6+ cable and CAT5 cable to family room, primary bedroom, and den (a bedroom) 2 4" ino dev with blank cover plates.
- White Decora style switches and receptacles throughout finished areas.
- Ground fault interrupter protection in all bathrooms and powder room.
- Two USB charger (duplex receptacle) one in kitchen and one in primary bedroom.
- Rough-in exterior pot lights to front with 6 lamp(s) per plan.

Energy Efficient Heating & Insulation

- Energy Star qualified Low-E Argon vinyl casement windows with insulated spacers in front, side and rear of ground and second floor (where applicable, installed with expandable foam insulation at perimeter).
- Energy Star qualified forced air gas high efficiency heating system with electronic ignition HRM motor and vented to the exterior. Location may vary from the location shown on plans.
- The Purchaser acknowledges that the high efficiency gas fired water system is a lease and agrees to execute a lease agreement before closing.
- 2" x 6" exterior walls and ceilings insulated to meet or surpass Ontario Building Code. Floors above unheated spaces to be spray foam insulated.
- Energy efficient qualified fill height basement insulation to meet or surpass Ontario Building Code.
- Energy Star qualified lights installed where required.
- Energy Efficient HRV (Energy Recovery Ventilator) installed for better home energy efficiency.
- R50 attic insulation for reduced heat loss.

Smart Home

- Ballantry Connect Smart Package includes smart thermostat, front doorbell camera, leak detector, 2 smart electrical switches.
- USB integrated electrical outlets, one in kitchen and one in primary bedroom.

Painting

- All interior exterior walls to be painted with superior quality "washable", Low VOC (Volatile Organic Compounds) latex paint to Purchaser's choice of one colour from Vendor's standard samples.
- Interior doors and trim to be painted white in finished areas only.
- All ceilings on ground and second floor to be stipple with smooth location. All bathrooms, kitchen, and laundry room to have smooth ceilings.

Flooring

- Purchaser's choice of quality 12" x 12" or 13" x 13" upgraded ceramic floor tile in foyer, kitchen, laundry powder room and all bathrooms, and mudroom where applicable and as per plans. All ceramic tiles to be laid on a stitch over and chosen from Vendor's standard sample's.
- Metal strip floor tile where ceramic flooring abuts other flooring.
- Mosaic tile for shower floor.
- Approximately 3 1/4" wide natural engineered hardwood flooring in the finished areas of the ground floor from Vendor's standard samples.
- 40 oz. broadloom with 10mm underpad in all finished areas of the second floor. Carpet to make stairs from basement door to second floor.

Also Included

- Entry manor featuring hinges and strike plates, combined with extra-long screws on all exterior doors and additional blocking on all exterior door jams.
- Privacy screen between homes on ground floor (where indicated on plans).
- Steel beam and steel post construction in basement (where required).
- Upgraded quality engineered wood joist floor system.
- Door from garage to home, where indicated per plan.
- Poured concrete basement walls with layer drainage matting (not wrapped with air gap drainage membrane, or equivalent).
- Poured concrete front porch and garage floors.
- Exterior front porch stair basement, if required by grade.
- Poured concrete basement floor with drain.
- Basement concrete floor to be cleaned and painted prior to closing.
- All chain to be professionally cleaned prior to closing.
- And any totally predetermined integrated exterior colours as per Vendor's exterior colour package.
- Survey provided on closing, at no additional cost to the Purchaser.

WARRANTY & DISCLAIMERS

- Warranty backed by Tarion 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 mechanical, plumbing, heating systems and distribution systems, exterior cladding, caulking, windows, doors and the building envelope and basement remains free 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 Sale Agreement.
- Purchaser's choice of interior colours and materials from vendor's samples if not yet ordered or installed, provided that colours and materials are available from suppliers and Purchaser agrees to select the colour and material within 10 days after being requested so to do, otherwise the Vendor reserves the right to choose the colours and materials to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor's choice of colours and materials.
- All plans, elevations 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 or Architectural requirements.
- Guarantee on workmanship and materials in accordance with Tarion Warranty Corporation. Purchaser acknowledges that the Tarion Warranty Corporation enrolment fee is based on the sale price herein. Enrolment fee is to be paid by the Purchaser as an adjustment on closing.
- Home types and elevations subject to final approval of the Municipal or Developer's Architectural Committee and final siting and approval of the Vendor's architect.
- Variance from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall tiles when due to normal production process.
- Hardwood flooring may need to normal fluctuating humidity levels producing cupping or crupping, both considered to be within acceptable industry standards.
- The Purchaser shall indemnify and save the vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered 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.
- Number of front steps may vary and front elevation, brick, building stone, siding etc.) may accordingly be modified from that shown according to grading conditions and/or municipal requirements.
- Please note that the plan may have to be lowered to accommodate grading.
- Variable from model, basement plans may be dropped, altered or eliminated in order to accommodate municipally approved grading and drainage requirements.
- The Purchaser acknowledges that broadloom, furniture, electrical fixtures, drapes, mirrors, flooring, upgrade kitchen cabinets, stained hood, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous shower, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.
- Purchasers are advised that the brick and stone between different types of flooring may result in different heights and that risers will be used by the Vendor to reduce the difference in height.
- The Builder has the right to substitute materials of equal or better quality.
- Any requirements may require the vendor access the house as a viewed model home staged and Purchaser agrees to accept the same.

Specifications are subject to change without notice. E.&O.E.

BALLANTRY HOMES

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