

FEATURES & FINISHES

BRAMPTON COLLECTION

EXTERIOR FEATURES

- Superior architecturally controlled and designed homes with full brick or stucco exterior and other exterior finishing which may include stucco, stone, precast concrete surrounds and/or panel moldings; as per elevation. Colours to be selected from Vendor's predetermined colour packages
- Quality self-sealing asphalt shingles (25-year manufacturer's warranty) and pre-finished metal roofing in some areas as per plan
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation)
- Low maintenance vinyl clad thermo-sealed casement windows with grilles, with minimum of one operable window with screen per room, or door (as per plan) Basement windows to be white vinyl sliders
- Metal insulated sectional garage doors with glass inserts and decorative hinge straps (as per elevation)
- Convenient door from house to garage (where grade permits as per plan)
- Side door entrance to house, (where grade permits as per plan).
- 2" x 6" exterior wall construction
- Cold Cellar, as per plan
- Rough-in drains for future 3-piece bath in basement located as per plan
- Two exterior hose bibs (one in garage, one at rear or side)
- Exterior lighting and numbers (as per elevation)
- Poured concrete foundation walls
- Garage finished in drywall, taped sanded and primed
- Spray and wrap exterior damp proofing on foundation
- 2-stage asphalt paved driveway
- Exterior, weatherproof electrical outlets at front and rear of home
- Fully sodded front and rear yard. Some gravel may be used between side yards

INTERIOR FEATURES

- 9 ft main and 8 ft ceilings on 2nd floors, excluding bulkheads and drop down areas (as per plan)
- Finished areas to have oak stairs and oak veneered stringers with stained and varnished finish
- Solid oak 1 ¾" square or traditional spindles and upgraded hand rail in stained and varnished finish on all finished areas of stairs
- Choice of upgraded imported ceramic floor tile (including a selection of 18"x 18" and 12"x 24" tiles) for foyer/entry, bathrooms, laundry room/mudroom and kitchen/dinette (as per plan) from Vendor's selected samples
- 40 ounce or berber broadloom with upgraded foam underpad in all areas not covered by a hard surface material, from Vendor's samples
- Hardwood Floors on main floor non-tiled areas and on upper hallway approx. 3 ¾" x ¾" engineered strip flooring
- Pre-engineered wood floor system
- 5/8" tongue and groove sub flooring throughout to be sanded, glued, nailed and screwed in place

- Choice of interior passage doors available from a selection of Series 800 styles with satin nickel finish or polished brass lever hardware. Main floor to have 7 ft interior doors unless otherwise specified. White painted 3" colonial trim with backband with upgraded 5 ¼" baseboards throughout. Shoe mold provided on all hard-surface flooring
- Decorative interior round smooth columns as per plan
- Smooth ceiling on main floor as per plan

KITCHEN FEATURES

- Gourmet designer kitchen from choice of quality oak or maple cabinetry with angled upper corner cabinet and lower corner piano hinge cabinet from Vendor's sample, as per plan
- 36" extended upper kitchen cabinets
- Choice of granite kitchen countertop from Vendor's samples, with undermount double compartment, stainless steel sink and quality single lever faucet with pullout spray
- Two-speed stainless steel exhaust hood fan over stove area vented to exterior with 6" exhaust ducting
- Heavy duty stove receptacle, dedicated electrical outlet for refrigerator, electric outlets at counter level for small appliances
- Dishwasher space provided in kitchen with rough-in wiring and drains

LIGHTING & ELECTRICAL FEATURES

- 200 AMP circuit breaker electrical services
- Electrical outlets in all bathrooms and powder room include ground fault interrupters
- All wiring in accordance with Ontario Building Code and Ontario Hydro standards
- Switched light fixtures in all rooms (as per plan). Capped ceiling outlet with switch in dining room (where applicable) and vaulted entryway (as per plan)
- Elegant upgraded coach lamps on front exterior
- Upgraded Decora plugs and switches throughout
- Two electrical outlets in the garage (one for the future garage door opener)
- Hard-wired, inter-connected smoke detector in main hall, upper hall, all bedrooms and basement
- Hard-wired carbon monoxide detector in upper hall
- Door chime included

BATHROOM FEATURES

- Purchasers' choice of quality oak or maple cabinetry for all bathroom vanities
- Mirrors above all vanities in bathrooms
- Ceiling lighting and/or strip lighting in all bathrooms
- Energy efficient water saver shower head and toilet tanks
- Master ensuite with soaking tub and separate glass shower with tiled floor walls and ceiling and waterproof light, as per plan. Ensuite soaking tub to have matching floor tile on tub skirt/deck surrounding tub (as per plan)

- Choice of quality imported ceramic wall and ceiling tile for bathtubs and shower enclosures from Vendor's samples
- Bathtub (where applicable) to have shower curtain rod
- Pressure balance valve in all showers
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads
- Water resistant board used for all tiled tub and shower enclosures, where applicable
- Exhaust fans vented to the exterior in all bathrooms on separate switch
- Shut off valves on all hot and cold water lines

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Direct vent gas fireplace with precast stone-style mantle, as per plan, as per Vendor's sample
- Forced air high-efficiency gas furnace with electronic ignition vented to exterior
- Hot water tank, power vented or direct vent (lease or rental). NOTE: Purchaser may be required to complete a lease or rental agreement prior to closing
- All homes are ducted for future central air-conditioning
- Thermostat centrally located on main floor
- All windows and doors fully caulked, as per Ontario Building Code
- Weather stripping on all exterior doors
- Ductwork professionally cleaned

FINISHED LAUNDRY AREA FEATURES

- Choice of quality ceramic floor tiles for main or second floor laundry (as per plan)
- All second floor laundry rooms to have ceramic floor (as per plan)
- White base cabinet with laundry tub with single lever faucet (as per plan)
- Heavy-duty electrical outlet for dryer and electrical outlet and plumbing, rough-in for washing machine. Dryer vent rough-in to exterior

PAINTING

- Interior walls to be finished with one coat tinted primer and one finish coat of premium flat paint
- Purchaser choice of two (2) colours for walls throughout from Vendor's samples
- Trim and door to be painted white semi-gloss

MEDIA/COMMUNICATIONS

- Purchasers choice of location for a total of seven (7) rough-ins for cable and telephone utilizing Cat5 and RG6 wiring
- Rough-in wiring for future alarm system and central vacuum system (dropped in basement)

WARRANTY

- INDESIGN HOMES is backed by TARION Home Warranty Program Including:
- Complete Customer Service program for one full year
- Two Year Warranty Protection against defects in workmanship and materials including:
 - Caulking for windows and doors preventing water penetration;
 - Electrical, plumbing, heating, delivery, and distribution systems;
 - Detachment, displacement or deterioration of exterior cladding, and all violations of the Ontario Building Code's Health and Safety Provisions
- Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:
 - A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
 - Any defect in workmanship of materials that adversely affects your use of the building as a home

Warranties are limited to the requirements established by the TARION Warranty Plan Act.

ALL ITEMS SHOWN ARE AS PER APPLICABLE MODEL. All materials and other selections. All materials are subject to change with notice. E.G.O.E. All plans and specifications are approximate. Actual useable floor space varies from stated floor area.