



QUALITY APPOINTMENTS
PARK HEIGHTS HOMES LIMITED
FREEHOLD TOWNHOMES, 30', 38', 45' & 50' SINGLES



DISTINCTIVE EXTERIOR CONSTRUCTION FEATURES
ARCHITECTURALLY SELECTED

1. Elevations include brick and stone products and various siding materials with architectural features in other materials as per elevation (side window indentations, side and rear gables to be in siding materials)+*
2. 2" x 6" exterior wall construction. Townhomes will have offset 2" x 4" stud party wall and sound attenuation insulation to reduce sound transmission.*
3. Custom grey precast individual house numbers.
4. Entry-resistant framing on all perimeter doors.
5. Glazed panel in front entry door or sidelight (as per elevation).*
6. Self-sealing fiberglass shingles (manufacturer's warranty).
7. Pre-finished maintenance free aluminum, soffits, fascia, downspouts and vinyl siding.*
8. Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.*
9. Luxury exterior low E argon vinyl casement or hung windows on front elevation. Low E argon vinyl casements on sides and rear.*
10. Taller windows on main floor and insert grills on front elevation only.*
11. Low E argon vinyl thermo slider basement windows.
12. Premium quality prefinished metal sectional roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long life rust-resistant door hardware.*
13. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
14. Front and rear of lot to be graded and sodded. Side yard between homes will be finished as per municipal requirements.
15. Pre-cast concrete slab walk to front entry from driveway and 6 precast concrete slabs at rear sliding patio/garden door at walkout to rear yard, excluding lots with a door guard. All door guards will be black and secured through the exterior finish.*
16. Townhomes and singles have two exterior taps-one in garage and one in rear.*
17. An electrical outlet in each garage and a weatherproof outlet on the front and rear of the home. All exterior outlets will have ground fault protection. *+*
18. Elegant grip set for front lock set and up to two exterior black coach lamps.*
19. All windows are fully caulked with quality brand caulking.
20. Asphalt paved driveway included in purchase price. Vendor not responsible for future settlement.
21. All opening windows and sliding patio doors are complete with screens.
22. Direct insulated access door from garage to house with deadbolt and safety closer if grade permits.*

GOURMET KITCHEN FEATURES

1. Upgraded kitchen with furniture finish cabinets with taller upper cabinets.
2. Singles will have granite level 1 with a 3/4" straight-edge countertop without a bullnose, backsplash or backledge. Between the granite and the wall, it will be sealed with clear silicone. *+*
3. Townhomes will have a laminate counter in the kitchen.*+*
4. Double stainless steel ledge-back kitchen sink (not undermount) with single lever faucet and vegetable spray.*
5. Deluxe white kitchen exhaust fan with 6" exhaust vented to exterior.
6. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
7. Dedicated electrical outlet for refrigerator.
8. Split electrical outlets at counter level for small appliances.
9. 220 volt receptacle for stove.
10. Colour co-ordinated kickplates to compliment cabinets.
11. Flush breakfast bar in kitchen.*

LUXURY BATHROOM FEATURES

1. Water resistant board on tub and shower enclosure walls up to ceiling.
2. Purchaser's choice of cabinets for vanity in main bath, ensuite, and secondary or shared ensuite (where applicable) and laminate countertops.
3. Lighting in all bathrooms and powder room.
4. Colour co-ordinated kickplates to compliment cabinets.
5. Energy efficient water saver showerheads and toilet tanks.
6. Ensuite bath off master bedroom with stand-alone bath and separate shower with a framed glass door and may have 2 sinks.*
7. Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
8. Exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Single-lever washerless faucets with pop-up plugs in all vanities.
11. Vanity with sink or pedestal sink in powder room.*
12. Choice of 8" x 10" ceramic wall tile on walls and ceilings of separate shower stall and on walls of bathtub enclosures.+*
13. Choice of 12" x 12" or 13" x 13" ceramic floor tile for all bathrooms.*+*
14. Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.
15. Acrylic or vikrell bathtub in all locations.*
16. Water temperature balance sensor in all shower/ tubs.
17. Vapourproof light in all separate showers.*
18. Mirrors in all bathrooms (approximately full width of vanity) and mirror in the powder room.*

DISTINCTIVE INTERIORS

1. Approximately 9' high ceiling on ground level (except in powder room and laundry room or where mechanical or duct work requires a lower height) and approximately 9' high ceiling on the second floor. 3 storey townhomes will have approximately 9' ceiling height on ground and upper floor. Basement ceiling height will be approximately 7'7". Basement will have reduced ceiling heights due to duct work and mechanicals.*
2. Oak stairs with oak veneer stringer and nosing on the main staircases from ground floor to second floor with oak handrail (3") and (1-3/4") oak pickets in a natural finish.+*
3. Unfinished stairs from ground floor to basement as per plan.*
4. Two panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches).
5. Aristocrat 4-1/4" baseboard throughout with quarter-round in all tiled areas.
6. Aristocrat 2-3/4" door casing on swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches) Door casing height in the finished basement level may be reduced due to the reduced ceiling height.*
7. All drywall applied with screws, using a minimum number of nails.
8. Brushed nickel lever interior door hardware and painted hinges.

FAMILY ROOM / GREAT ROOM

1. Each home will have an electric fireplace that is surface mounted and hardwired.*

MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

1. Laundry tub with hot and cold-water faucet shutoffs.*
2. Heavy-duty electrical outlet for dryer.
3. Dryer vented to exterior.

LIGHTING AND ELECTRICAL FEATURES

1. Electrical outlets in all bathrooms and powder room include ground fault protection.
2. 45' & 50' singles will have a 200 amp electrical service with breaker panel.
3. Townhomes, 30' & 38' will have 100 amp electrical service with breaker panel.
4. All wiring in accordance with Ontario Hydro standards.
5. Light fixtures in all bedroom ceilings and recreation rooms in finished basement. Light

fixtures in kitchen, dining room, family room, bathrooms, laundry room and upper hall and switched electrical outlet in living room and loft area.*

6. One electrical outlet on the garage wall and one on the garage ceiling for each garage door for a future garage door opener and one in unfinished area of basement under electrical panel.
7. Electronic door chime.
8. Telephone rough-in for kitchen, family room and primary bedroom.*
9. Rough-in central vacuum outlets. Central vacuum terminates in garage.
10. Dedicated electrical outlet within 3' of central vacuum termination in garage.
11. Smoke/carbon monoxide detector on every level and a smoke detector in each bedroom.
12. White decora-style light switches and plugs throughout.
13. 1 CAT 6 rough-in + 1 RG 6 (cable tv) rough-in in family room + master bedroom.*
14. 1 Holiday switch plug located on front porch.*

HEATING, INSULATION AND ENERGY EFFICIENT FEATURES

1. Forced air high-efficiency gas furnace with electronic ignition power vented to exterior and fitted to accommodate a future air conditioner.
2. Heat recovery ventilator (HRV) included in all homes.
3. Dehumidifier with outlet in basement.
4. Humidifier installed on furnace to assist in balancing moisture.
5. Programmable thermostat located on kitchen level.*
6. All insulation in exterior walls, roof and in basement or in finished basement in accordance with the standards set as per the building code and expanding foam insulation on garage ceiling under living space.
7. House sealed in vapour barrier as per building code.
8. Weather stripping on all exterior doors.

PAINTING

1. One coat of primer and one coat of quality paint using low VOC paints on all walls and woodwork in finished areas.*
2. Trim and doors to be painted white.
3. Choice of one colour for walls from vendor's 4 samples.
4. Spray stipple ceiling with smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, and laundry room which have smooth ceilings, (walk in closets have sprayed stipple ceilings only).

FLOOR COVERINGS

1. Choice of quality imported 12"x 12", 13" x 13" ceramic floor tile standard through vestibule, kitchen/ breakfast area, powder room, all bathrooms, and laundry area.+*
2. 2-1/4" x 3/4" natural prefinished hardwood on ground/main floor (kitchen level), 3 storey townhomes will have hardwood in the kitchen/breakfast area (including main staircase landings) excluding tiled areas. The purchaser acknowledges non-water resistant flooring (hardwood) is installed in a wet area (kitchen/breakfast area) and releases Park Heights Homes Limited and Tarion from any water damage in these areas. .+*
3. 40 oz. broadloom with 10mm underpad on second floor in singles and 2 storey townhomes, the 3 storey townhomes will have broadloom on the ground and upper floors.* (one colour throughout). +*
4. Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

SECURITY AND TECHNOLOGY

1. Monitored security system consisting of DSC 4 zone PC500 control, keypad, motion detector, and magnetic contacts on all external main floor doors and operating windows will be installed with Purchaser's order of monitoring service from builder's supplier. (See your decor representative for details).

ALSO INCLUDED

1. Rough-in drains for 3 piece bathroom in unfinished basement.*
2. Mortgage survey, provided at no additional cost.
3. Garage floor and driveway sloped for drainage.
4. Concrete garage floor with reinforced grade beams.
5. Poured concrete front porch.
6. Architecturally predetermined sitings and exterior colours.
7. Concrete basement floor with drain.
8. Professional home cleaning prior to occupancy including windows. Ducts will be cleaned after closing.

WARRANTY

Fieldgate Homes warranty backed by TARION's (Ontario New Home Warranty Program)

Excellent Service Rating includes complete customer service for one full year.

TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.
- Defects in workmanship and materials in the electrical, plumbing and heating systems.
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

A major structural defect is defined in the Ontario New Home Warranty Plan Act as:

- 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 or material that adversely affects your use of the building as a home.

*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLE

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process and between the colour of the basement windows and the windows on the rest of the home. The surface texture of some floor tiles may vary resulting in uneven surfaces after installation. Purchaser is notified that the laundry area may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from inside the home to garage will be eliminated or, provided it is permitted by the municipal building code, a landing may be added in the garage, at Vendors discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. The rear exterior of the basement is based on the standard grade condition. The number of windows and their size may vary depending on the grade of your lot. Purchasers are notified that the new home design may have an attic hatch located in a closet and/or on an interior wall. Corner lots and priority lots may have special treatments which may require window or external stair location changes and interior modifications to balance and improve the elevations of the house exposed to the street or to conform to zoning. The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, rooflines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions, risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions. Variations in uniformity and colour from Vendor's samples may occur in finished material, kitchen and vanity cabinets, floor and wall finishes due to normal production processes. Hardwood may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage may vary slightly depending on elevation selected. Ceiling height in laundry room and powder room may be modified to accommodate mechanical systems, duct work or architectural changes (some walls may be modified also). Carpeting may be seamed under certain conditions. Fieldgate Homes reserves the right to use visual representations of your home taken during construction and/or after closing, to be used in advertising and/or public relations. Specifications and terms subject to change E. & O.E. May 25, 2023.

Initials

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