

## **Standard Features and Finishes**

### **Schedule A: Included Features**

Items listed below are included in the purchase price.

#### **Quality Construction**

##### **Foundation**

- 8" poured foundation with external applied moisture barrier from finish grade to footings
- Cold cellar with reinforced and poured concrete porch deck
- Foundation walls parged to finish

##### **Framing and Windows**

- 2 x 6 framing of exterior walls
- Engineered open-web floor joist system "silent floor"
- 3/4" premium "Dry Guard" tongue and groove OSB subfloor glued and power nailed
- All windows, sliders and exterior fibreglass doors are high efficiency Low E argon gas filled, maintenance free, vinyl clad
- All operating windows are of casement style and colour matched with decorative grills

##### **Insulation**

- Ceilings insulated to R50
- Exterior walls insulated to R24
- Underside of floors to exterior R31 spray foam insulation.
- Garage fully insulated to R12 minimum with insulated garage door (as per plan)

#### **Exterior**

- Quality clay brick masonry to soffits (as per plan)
- Colour coordinated aluminum eaves, soffits, frieze board and down spouts
- Self sealing 50 year shingles
- Oversized 32" x 24" basement windows
- Two water proof electric outlets
- Poured concrete walkways and rear yard patio
- Two exterior water taps with internal drain bleeder, one in garage with a second on side or rear elevation

#### **Interior**

##### **Heating and ventilation**

- High efficiency forced air gas fired furnace with programmable thermostat - all duct work sealed
- All bathroom and laundry facilities fitted with exhaust fans vented to outside
- Rough in for second story laundry dryer vents to outside (purchaser to connect to dryer)

##### **Flooring**

- Ceramic tile in entry foyer, kitchen, dining room and bathrooms
- Choice of carpeting with high quality 7 lb underlay

##### **Painting**

- Exterior painting of front and side doors as per plan
- All interior walls to receive primer coat and finish coat in Sherwin Williams Opulence Premium Interior latex paint in an eggshell finish

##### **Electrical**

- 100 amp service with main line surge protection - copper wiring throughout
- 220/30 breaker and wiring for stove and clothes drier
- Two exterior GF waterproof electrical outlets
- Light fixture allowance of \$750, c/w compact fluorescent bulbs in all compatible fixtures
- Smoke and CO detectors as per building code
- Decora switches and plugs throughout
- Flush-mount light fixtures in all closets

##### **Plumbing**

- High efficiency 50 gallon gas fired water heater - rental assumed by purchaser
- ABS drains and vents with quiet, durable polyethylene waterlines with point of use shutoffs
- High efficiency insulated toilets
- Single lever faucets throughout with posi-temp pressure and temperature control valve in tub/shower units
- Double stainless steel ledge back sink with single lever extend/retract faucet head

##### **Rough-ins** (included for your simplification when making future upgrades)

- Rough in for central vacuum
- Rough in for future dishwasher (as per plan)
- Rough in for cable and phone (as per plan)
- Rough in plumbing for three piece basement bathroom
- Rough in for exhaust fan future basement bathroom
- Rough in electrical for automatic garage door opener
- Rough in for water softener (water, electrical and drain)

##### **Cabinetry Trim and Millwork**

- Painted 800 series doors
- 5" baseboard and 2-3/4" casing
- Custom cabinetry by Barzotti as per plan
- Full jambs and swing doors on all closets

Note: Window placement is pre-determined per city approval. Complete selection of colours and materials are from builders samples. Specification sheet subject to change without notice E. & O.E. Revised January 20, 2015 (per plan)

## **Upgrade Features and Finishes**

Upgrades to Typical Build  
Not Found with Other Builders

Enjoy the boutique experience of building your home with Marann Homes. The upgrade features and finishes below are examples of the thoughtful design process and technical product selections that we put into every home:

- Engineered open-web floor joist systems eliminate the need for posts, beams and bulkheads
- All utilities: HVAC, plumbing and electrical run through the open-web floor joist system allowing for your clear, unobstructed basement finishing
- Fully insulated garage improving your homes energy consumption and benefiting your vehicle on those cold winter days
- Fully bricked to the oversized 18” soffits, further enhances your homes value through energy efficiency, maintenance costs and protection from the elements over traditional vinyl siding.
- A low density build with extensive landscape plantings, lots of open space, mature trees and nature views all in a discrete setting
- Private side entrances on the end units with poured concrete walkways and backyard patios throughout the site further enhances the overall esthetics of the professionally designed architecture of the site
- Flexible interior floor plans allowing for full customization of your home