

RINALDI HOMES - STANDARD FEATURES

EXTERIOR FEATURES/LANDSCAPING

- Clay brick veneer on main floor as per plan. Brick detailing where applicable.
- Second story vinyl siding as per elevations. Accent details in other materials as per plan, from vendors samples
- Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts
- Maintenance free, white vinyl double glazed windows and sliding patio doors with screens
- 2"x6" exterior walls
- 3/8" plywood roof sheathing
- Owens Corning TruDefinition Duration fibreglass "Limited Lifetime" warranty shingles
- Fully graded and sodded lot, including boulevard
- Gravel driveway
- Pre-cast concrete steps and slab walkway from front entry to driveway
- 2 exterior hose bibs with back flow preventer, one of which is located in the garage and the other at the rear of the home
- 2 exterior weatherproof electrical outlets, one at the front and one at the rear of the home
- Decorative 2 panel fibreglass (smooth, paint grade) entry door with glass sidelight(s) as per plan
- Front entry door equipped with brushed nickel or oil rubbed bronze finish knob and deadbolt entry hardware. Hardware finish to match finish of interior door hardware
- Insulated Richard Wilcox "Family Safe Premium" (R16) steel sectional roll up garage door(s) with heavy duty springs in factory finished colour (from vendor's samples)
- Exterior 10" square (smooth) poly cast paintable posts as per rendering (8" square (smooth) poly cast posts in Merritt Meadows)
- Garage man door to interior (where grading permits)
- Garage man door to side yard (if shown on plan)
- 8" poured concrete foundation walls (20MPa) with Delta MS exterior foundation waterproofing system
- Indiana limestone stone window sills
- Oversized 36"x24" cast in place basement windows with window wells (reduced size basement window at 3pce rough in location)
- One 47"x32" cast in place basement window is included

- Low "E" glass with argon gas in all above grade windows, patio doors and sidelights
- Window grills on front elevation as per plan (enclosed between glass for ease of cleaning)
- Complete exterior caulking
- Parged exposed foundation walls from grade to brick line

INTERIOR FEATURES

- 2 3/4" colonial pine casing and door jambs, 4 1/4" colonial baseboards
- 5 panel smooth finish "Conmore" interior door style
- Carpeted pine main staircase with oak spindles and premium N100 oak handrails. Standard installation is post-to-post. Purchaser's choice of stain from Vendor's samples
- Premium Schlage stratus knob or torino lever in your choice of satin nickel or aged bronze finish on all interior doors
- 2"x10" floor joists
- 3/4" premium engineered OSB subfloor, nailed, screwed and glued
- 8' main and second floor ceiling except for areas with raised ceilings, vaults and cathedral ceilings (as per plan)
- Trimmed archways
- 1/2 walls trimmed and capped
- Wire shelving in all closets
- Swing doors at closets instead of sliders for ease of accessibility
- Solid oak nosing where tile meets a sunken room
- Decorative columns and niches as per plan
- All half and full columns are to be smooth colonial type (painted)
- 36" wide single sided gas fireplace with paint grade hand crafted mantle (where shown as standard on plan)
- Wide selection of stylish, contemporary kitchen and bathroom cabinetry from vendors samples
- Kitchen cabinetry includes crown moulding and valence trim (rough-in electrical for valence lighting not included)
- Purchaser choice of Emerson (100% BCF P.E.T. fibre) plush or Vermont (100% BCF P.E.T fibre) berber carpet installed on premium 11mm Spring Gold Elite high density chip foam underpad, from vendors samples
- 3/8" plywood underlay at all ceramic flooring locations

INSULATION, DRYWALL AND PAINTING

- Exterior walls insulated with R22 fibreglass batts. R50 blown fibreglass in the attic. Any sloped ceilings will be insulated with R31 fibreglass batts.

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- Garage ceiling will be insulated where there is living area above with R31, 1/2lb spray foam insulation for added interior comfort
- Foundation will be insulated with R12 insulation blanket as per code, in the basement
- Expansion foam applied into rough-in window and door openings to minimize air leakage
- Orange peel textured ceilings with no smooth border in all bedrooms, 2nd floor hallways and two-storey entrance ceilings. All other ceilings will be smooth finish painted
- All drywall corner beads are metal with paper covering to minimize cracking
- Interior walls of living area to be ½" drywall, high density ½" for ceilings all fastened by screws
- Garage drywalled with one coat of tape
- All interiors are painted with maximum of two colours from Vendors wide selection of colours
- All interior doors and trim painted one colour in semi-gloss latex from vendor's samples
- Walls to be finished with one coat of primer plus two paint coats in premium satin finish

ELECTRICAL

- Electric door chime
- Smoke detector with visual signalling and carbon monoxide detectors as per code
- Pre-wire and plating for 4 bell and 4 cable outlets, location specified by the Purchasers
- Rough in for central vacuum to basement
- 100 amp electrical service with breaker panel and copper wiring
- Ceiling outlet wiring each overhead garage door for future garage door opener
- Decora switches and receptacles throughout (in white colour)
- Panasonic Whisper ceiling energy star rated exhaust fans in all bathrooms, vented to the exterior
- Kitchen 2-speed exhaust fan (stainless steel) provided by Vendor and vented to the exterior
- GFI electrical outlet next to vanity in all baths
- Heavy duty outlet for electric range and dryer
- Dedicated outlet for refrigerator
- Allowance for the supply of light fixtures to be installed by Vendor
- Electrical walk through at framing stage for Purchaser's to review location of outlets and fixtures

HEATING AND COOLING

- Carrier (Comfort 96 New Edition Series) high efficiency furnace with ECM motor.

- Ducts will be sized for future air conditioning
- High efficiency direct vent hot water tank (rental)
- NEST Learning programmable thermostat with wi-fi capability
- Venmar Kubix K7 Energy Recovery Ventilator (ERV) for enhanced energy efficiency

KITCHEN, BATH AND PLUMBING

- Copper plumbing supply lines (except Welland communities, where plastic poly is required)
- Standard plastic laundry tub is included (if shown on plans), complete with hot and cold water taps
- Hot and cold water taps and discharge drain for washer and exterior with vented exhaust for electric dryer
- Washing machine wall plate for hot and cold water lines and drain when washing machine backs onto finished wall and there is no laundry tub in the laundry area
- Double stainless steel ledge back kitchen sink with single lever Moen faucet
- Single lever Moen faucets in all baths
- Temperature control on hot water heater to limit the temperature of the water, to prevent scalding
- Premium white plumbing fixtures in all bathrooms
- American Standard "Cadet" china sinks in all bathrooms
- American Standard elongated regular height 4.8L low water consumption toilets
- Acrylic Mirolin 1pce tub/shower and/or shower units and soaker tubs as per plan
- Ensuite tub with whirlpool jets where shown as standard on plan
- Sliding doors with brushed chrome features and pebble glass for all in-wall shower units
- Showers will be either one-piece acrylic neo-angle or one-piece acrylic square or rectangular showers
- Pressure balancing valves in all showers
- Mirrors above vanities in bathrooms are not included
- Hot and cold water shut off valves under all bathroom, laundry and kitchen sinks (if in a vanity)
- Rough-in for 3pce bath in basement, drains only
- Floor drain at sump pump location for added peace of mind
- Rough in electrical and plumbing for future dishwasher

CLOSING COSTS INCLUDED

- Tarion Warranty registration fee
- Hydro Secondary Service charge
- Water meter hook-up charge
- Boulevard tree provided and planted as per subdivision agreement
- Certified survey plan showing the location of the home on the lot