

UNIQ[®]
COMMUNITIES



MAPLESIDE
MEADOWS

FEATURES & FINISHES

Luxury Standards Features & Finishes



Exterior Details of Quality Construction

1. Architecturally selected clay brick and complimenting modern smooth face stone as per model type. Detailing may vary from Artist's concept and are subject to grade conditions.
2. Engineered flooring system on the ground and second floor (excluding landings), to reduce squeaking and warping causing humps.
3. Poured concrete basement floors and foundation walls with damp proofing, weeping tiles and drainage membrane to walls.
4. Striking 8' front entry doors as per plan.
5. Two-car tandem garage and Three-car garages where applicable, as per plan.
6. Fully drywalled garage walls (skim coat and primed) excluding concrete or block walls.
7. Steel insulated garage to house access door installed with dead bolt and safety closer if grading permits.
8. For economical heating, the home will be insulated in accordance with the current Ontario Building Code, specifications including expanding foam insulation to all garage ceilings and around all windows and doors.
9. All homes feature (+/-) 9' ceilings on main floor (Optional 10') and (+/-) 9' second floor (excluding bulkheads and low areas due to structural or mechanical details). Many designs have double height features, vaulted and cathedral ceilings as per plan.
10. Covered porches & porticos enhancing select elevations.
11. Maintenance free pre-finished aluminum soffits, fascia, eaves trough, downpipes, and siding – all architecturally designed and approved.
12. Colour coordinated self-sealing asphalt shingles. Accenting metal roof details as per plan.
13. Cold cellar in basement.
14. Aluminum or vinyl exterior railings for both porch (where required by building code) and decorative applications.
15. Vinyl thermal pane casement windows throughout featuring mullions on front elevations as per plan.
16. Vinyl horizontal basement windows with window wells as required.
17. Tasteful municipal address plaques provided.
18. Fully sodded lot, with precast concrete slab walkway from driveway to front porch.
19. All lookout or deck lot grade conditions will receive a standard deck with steps to grade. Walkout lot grade conditions will receive a Juliet guard on main floor access doors to rear yard. Standard grade lots will receive precast (steps) on ground floor access doors to rear yard.
20. Purchaser acknowledges that home may be sited on lot in mirror image/reverse siting.
21. Front porches may incorporate recessed steps/railings where grade requires. Number of steps at the front porch may vary due to grade conditions.

Energy Efficient Features

1. All homes feature an HRV System (Heat Recovery Ventilator) – distributing fresh air throughout the home.
2. Programmable Electronic Thermostat to better regulate temperature distribution over non-peak time.
3. Low-flow toilet system featured throughout all baths.
4. Premium Moen single-lever low-flow faucets featured throughout including all bathrooms
5. Sealed basement ducts – this practice significantly reduces heat loss at duct joints.
6. Spray foam insulation in garage ceilings and any bay windows or decks where habitable spaces are above
7. LED light bulbs throughout
8. Steel insulated roll-up garage door, complete with decorative glass panels aiding in the reduction of lumber usage and assisting to provide an insulated element within the garage area.
9. Expanding foam insulation applied around all windows and doors to increase air tightness and draft prevention.

Distinctive Interior Features

1. Electric fireplace in family room complete with mantel surround as per plan.
2. Modern flat stock (+/-) 5-1/4" baseboards ((+/-) 7" baseboards for 40' and 60' model types) with (+/-) 3" casing ((+/-) 3-1/2" casing on 40' and 60' model types) throughout finished areas (excluding unfinished basement). All arches on ground floor for to be trimmed.
3. All interior passage sets, and closet doors will be standard height – smooth-panel interior doors in finished areas (excluding unfinished basement). Excludes cold cellar and steel exterior doors (front or garage door).
4. Satin nickel lever hardware and hinges throughout all interior doors.
5. Natural varnished oak veneer staircase throughout, complete with oak strip hardwood on landings, excluding basement.
6. House to receive oak handrail and newel post, with choice of standard black square metal picket or (+/-) 1-5/16" wood pickets as per plan in finished areas.
7. All interior trim and doors are painted classic white with interior walls finished in a quality white latex paint.
8. Smooth ceiling on main floor and stippled ceiling with 4" smooth border on second floor (where smooth ceilings do not apply). Finished basement areas to have stiple ceiling with 4" smooth border. Kitchen, bathrooms, and laundry to receive smooth ceilings in finished areas.
9. Wire shelving is installed in all closets where noted as per plan.
10. Professional home cleaning prior to occupancy, including windows, furnace and duct system.

Kitchen, Baths & Laundry

1. All kitchens feature extended upper cabinets. Islands, pantry and extended breakfast bars as per plan with your choice of doors from Builder's standard samples.
2. All homes to receive group 1 stone surface countertops with straight edge profile in kitchen and bathrooms without bullnose or counter backsplash where applicable per plan. Selections are as per Builder's standard selections.
3. Provisional rough-in for future dishwasher (electrical run from panel to underside of dishwasher space in basement).
4. Durable stainless steel undermount sink with Moen single-lever pull-out faucet in kitchen.
5. Premium Moen single-lever low-flow faucets featured throughout including all bathrooms.
6. A wide assortment of contemporary ceramic tile flooring in foyer, mud room, kitchen, breakfast area, laundry room and bathrooms as per plan.
7. Mould resistant drywall board used on all tub and shower enclosures
8. Choice of ceramic wall tiles installed in combination tub and shower enclosures up to but not including ceiling.
9. Frameless glass shower with clips in ensuite enclosure as per plan. Enclosed shower stalls to receive fully tiled walls, including ceilings.
10. Mirrors over vanities in all bathrooms, including powder room.
11. Exhaust fans in all bathrooms.
12. Elegant free standing soaker tub with deck-mounted faucet as per plan.
13. Marble threshold and jambs in all shower stalls.
14. Due to the variety in client tastes, bath accessories (towel bars and toilet paper holders), are not provided.

Laundry room to include white drop-in laundry tub including base cabinet with a laminate countertop or stand-alone laundry tub with taps as per plan.

Floor Coverings

1. 3" wide prefinished engineered hardwood in natural finish throughout the main floor, upper hall (bedroom level) and upper living areas excluding tiled areas and bedrooms.
2. Quality broadloom carpet with under-pad in bedrooms. Choice of one colour per Builder's standard selections.

3. A wide assortment of imported contemporary ceramic floor tiles in all finished areas in indicated tiled areas as per plan.
4. Transition strip to be used between different flooring materials which could cause difference in flooring heights between surfaces.

Mechanical Systems

1. All homes feature an HRV System (Heat Recovery Ventilator) – distributing fresh air throughout the home and minimizing poor air contaminants.
2. Forced air high-efficiency gas furnace (location may vary from plan and shall be moved to optimize performance at Vendor's discretion).
3. Flexible water pipe solution using PEX (polyethylene) to reduce noise erosion and eliminate solder contaminants within plumbing system.
4. Exhaust fans installed in all finished bathrooms.
5. Two exterior hose bibs, one in the garage and one at the rear of the home.
6. Laundry tub includes hot/cold water connections.
7. Classic white plumbing fixtures for all bathrooms complete with shut off valves.
8. All shower areas to receive the comfort of pressure balance control valves.
9. All sinks and toilets to include separate shut-off valves.
10. Ductwork sized to accommodate ventilation system requirements for heating and cooling.
11. Purchaser covenants and agrees to automatically assume and be bound by the rental agreement or other agreement with Vendor's supplier for a power vented (to exterior) hot water tank and or HRV/ERV unit.

Electrical

1. Ceiling fixtures package in all bedrooms, hallways, mud room/ area, foyer, kitchen, breakfast area, den, living room, dining room, and family/great room. Bathrooms to receive wall-mounted light fixture over vanity, excluding powder room.
2. 200-amp electrical service with breaker panel and copper wiring throughout based on building code.
3. 220-volt heavy-duty receptacle for dryer.
4. Two exterior weatherproof electrical outlets, one at front porch and one at rear of home.
5. One holiday receptacle for front porch, on separate controlled switch.
6. Ground fault interrupter receptacles, as per building code.
7. The security of hard-wired smoke detectors with light strobe on all floors, including lower level, and one direct wired carbon monoxide detector as per code requirement.
8. White Decora switches and receptacles throughout.
9. Rough-in for future central vacuum system terminating in the basement, complete with dedicated plug-in basement and garage.
10. Single switch operating all basement lighting.
11. Receptacle(s) located at ceiling for garage door opener(s) and one receptacle on garage wall.
12. Electric door chime at front entry door.

Home Automation

1. State-of-the-art integrated smart home structured wiring terminating in the "Family Room". This fully integrated home wiring system will provide the Hi-tech infrastructure for today's technological features and expand to give you the ones you may want in the future such as home-office applications, computer local area networks, high-speed Internet, fax, modem, home entertainment, digital audio/ video distribution systems and so much more.
2. UNIQ COMMUNITIES shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and coordinate any additional requirements you may desire. Master bedroom and family room are pre-wired for cable TV and telephone.

Smart Home Automation

1. Builder shall provide your new home with Smart Home technology which will include:
 - Smart Home Remote Access + Notifications;
 - Smart Lock from garage door into home;
 - Smart Thermostat Control;
 - 2 Smart Lighting Control Switches;
 - 1 Smart Flood Water Sensors;
 - 1 Smart Automation Controller;
 - Pre-construction design consultation;
 - Onsite system configuration test and enrollment;
 - Full Smart Home system support; and
 - One-Year of 24/7 Smart Home Remote Access and Notifications included.

Warranty

Builder is dedicated to achieving minimized home deficiencies. We shall achieve this through the efforts our diligent personnel and thorough Quality Assurance Practices. Given that a home is built with over 45 tradespersons, errors are often common and to be expected, however our desire is to showcase a home that both you and your family can all be proud of.

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 within the distribution of electrical, plumbing and heating systems.
- Defects in workmanship and materials, which resulting 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 Taron Corporation Plan Act.

Seven Year Warranty Protection (Major Structural)

- A major structural defect is defined in the Taron Corporation Plan Act as:
- A defect in workmanship and materials that result 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.

Note: Purchaser acknowledged being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring and is advised to keep humidity levels constant to reduce this tendency. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples because of normal manufacturing and installation processes and manufacturing. Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature herein which is omitted at the Purchasers request. E&O.E.