

PANORAMA

GRAND VIEW FEATURES LIST

EXTERIOR FEATURES

1. Architecturally approved colour coordinated sustainable exterior insulated finish system (EIFS) as per model elevations.
2. Quality limited lifetime warranty laminate shingle or qualify flat roof waterproofing as applicable to house type.
3. Maintenance-free pre-finished vinyl/aluminum soffits, fascia, eaves trough and downspouts as applicable to elevation
4. Foam injected insulated front door(s) with glass insert(s) as applicable to model type and elevation.
5. Exterior front entry satin nickel-plated grip set(s).
6. Clad wood sectional roll-up garage door(s) as applicable to model type and elevation.
7. Two exterior waterproof GFI electrical outlets: locations pre-determined by vendor.
8. Two exterior water service taps with internal shut-offs one in garage and one in a pre-determined location by vendor.
9. Concrete entry porches to house as individually detailed for model type and evaluation.
10. Vendor will provide asphalt apron or driveway, as applicable to the lot. Vendor not responsible for minor settlement.
11. Exterior of lot, unpaved areas to be finished with sod, granular stone, and/or pre-cast slabs at the sole discretion of the Vendor and in compliance with municipal standards.
12. Decking material to be determined by vendor and only applicable to model types as specifically shown and/or where required.
13. Entry porches with pre-finished maintenance free aluminum railing as required by building code standards and grading.
14. Weather-stripping on all exterior doors.
15. All sliding patio doors to be double-glazed, PVC with low E-glass (as per applicable plan).
16. All garage walls to be completed, drywall and primed.

INTERIOR FEATURES

17. Carpeted staircase with oak pickets and oak banisters throughout.
18. Contemporary 2-panel Carrera interior doors throughout including all closet swing doors (where applicable).
19. Contemporary 2-3/4" casing combo with 4-1/4" baseboard around all the windows and door openings. All trim to be painted white.
20. All closets to have wire shelving.
21. Premium satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with bolt on main entry door, and single lever handles on interior doors (where applicable).
22. Privacy locks on all bathroom doors.
23. Quality kitchen cabinets and vanities. Purchaser's choice from wide selection of styles, materials and colours from Vendor's standard selections.
24. Choice of vanity cabinets and from Vendor's samples.
25. Laminate counter tops in Kitchen from Vendor's standard selections.
26. Wall mounted mirrors over all vanities.
27. Choice of 12"x 12" ceramic floor tile in all tiled areas from Vendor's standard selections, as per applicable plan.
28. High quality carpet on ground, main floor, and upper floors, except for tiled areas, as applicable to plan.
29. Smooth ceilings to kitchen, hallway, bathrooms and laundry rooms, as applicable to plan.
30. Stippled finish with 4" smooth border to ground, main, and upper floor ceilings as applicable to plan.
31. One (1) washable paint colour throughout the house.

BETTER THAN CODE PACKAGE

32. R-60 ceiling insulation to all main roof attic areas.
33. R-22 wall insulation (includes R-8 continuous insulation).
34. Hot water saving Drain Water Heat Recovery pipe connected to plumbing system.
35. Installation of a 75% efficiency Heat Recovery Ventilator (HRV).
36. High efficiency 90% AFUE combination water and air heating system with air-condensing unit (AC), on a rental basis.
37. Air supply duct work to be taped and sealed.
38. All exposed floors (e.g. floors over garages or habitable spaces) to have R31 spray foam insulation.
39. All windows are to be U=1.6 rated PVC, with low-E glass. All operating windows are to be screened. All operable windows on all floors will be the casement type as per model type and elevation.
40. 75% of lighting to have LED bulbs.
41. High static exhaust fans.
42. 3rd party energy consultant to verify the home meets the *Better Than Code* program for insulation and air tightness.
43. *Better Than Code* energy label provided at closing.

STRUCTURAL FEATURES

44. Poured concrete basement walls and floors complete with weeping tile, dam-proofing, and drainage layer system.
45. OSB tongue and groove sub floor nailed, sanded and screwed to floor framing.
46. High performance engineered flooring system "I" - joists
47. Approximately 9 ft. ceiling heights on the Main Floor and 8 ft. ceilings on the Ground and Upper Floors except where precluded by bulkheads and dropped ceilings.

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MECHANICAL, ELECTRICAL AND PLUMBING FEATURES

- 48. Conduit to provide future power from electrical panel to garage area.
- 49. White Decora switches throughout.
- 50. Copper electrical wiring throughout.
- 51. Heavy duty plug receptacles for stove and dryer.
- 52. Strategically placed smoke detector(s).
- 53. Strategically placed carbon monoxide detector(s).
- 54. Waterproof shower pot lights to ensuite shower stall as applicable to model type. Ceiling tile not included.
- 55. Ground Fault Interrupter (GFI) protecting electrical outlets in all bathrooms.
- 56. Designer strip bar lighting to all bathrooms.
- 57. Pre-wiring for telephone, locations to be determined by vendor.
- 58. Rough-in RG6 TV cable, location(s) determined by vendor.
- 59. Exterior cast aluminum lights at all exterior doors, as per plan.
- 60. Interior light fixtures to be selected by Vendor and fitted with LED light bulbs. Ceiling fixtures to all bedrooms. No ceiling outlets in living room or family room.
- 61. Stainless steel ducted hood fan in kitchen over stove.
- 62. Rough-in electrical and plumbing for future dishwasher.
- 63. (1) USB charger outlet per bedroom and kitchen, location to be determined by Vendor.
- 64. Overmount stainless steel sink in Kitchen.
- 65. In-suite laundry center combo unit, as per plan.
- 66. Electrical and plumbing rough in connections for automatic washer and dryer in laundry areas including dryer vent. Laundry tub with faucet, as applicable to model type.
- 67. Laminate counter tops with over mount sinks in all bathrooms from Vendor’s standard selections.
- 68. White plumbing fixtures to all bathrooms.
- 69. Shut off valves for all sinks and toilets.
- 70. Single lever chrome faucets in all bathrooms.
- 71. Temperature control valves in all showers.
- 72. Low maintenance, one-piece shower floor.
- 73. Shower stalls and tub/shower combo include curtain rod.
- 74. All water lines to be polyethylene tubing throughout.

GENERAL

All Materials and selections which the Purchaser is entitled to will be selected from the Vendor’s samples as per Vendor’s specifications. The Purchaser shall only be entitled to make these such selections provided that the items are not already ordered or installed. Where the Purchaser selection is permitted for items of finish; cabinets, tiles, flooring or paint colors, such selections shall be made from the Vendor's standard samples. All interior wall and floor finish materials are to be chosen with the assistance of the Royalpark Interior Design Consultant.

The Purchaser shall accept minor modifications which the Developer or Municipality may require including walkouts, narrowed driveway entrances, decks, side porches or reverse layouts (mirror image) sitings. Ceiling heights may vary from marketing material due to mechanical, electrical, plumbing, or structural requirements. Some areas may be subject to the use of bulkheads, box outs, archways or beams. All plans and specifications are subject to minor modification from time to time, at the sole discretion of the Vendor and without prior notice. All items of modification shall be of equal or better quality, and in accordance with Ontario New Home Warranty Plan Act and its' regulations. All photographic pictures shown on inserts are for illustration purpose only. Actual product may vary due to product enhancement. Specifications subject to change without notice. The Purchaser acknowledges and agrees that variations in color and shade uniformity may occur and that colors, patterns, and availability of samples in the Sales Centre may vary from those displayed and available at time of color selection. E.O. & E October 2022