

Eastrose Homes prides itself on building modern, urban, and fresh homes that complement the neighbourhood. Our homes are designed to be functional and we're ready to personalize to your individual needs. We stand firm on building with quality materials and expect exceptional workmanship. Our goal is absolute satisfaction for our homeowners and homes that will appreciate in value.

#### WINDOWS AND EXTERIOR FEATURES

- All elevations, exterior colours, and materials are architecturally controlled and coordinated.
- The townhouse model types will be principally brick construction on the first and second floors, as per plan. Some sections of the houses may be constructed of stone, aluminum, wood-look panelling, wood or stucco, as per architectural detailing. Solider coursing, brick arches, key stones and other masonry detailing as per elevation. Actual detailing may vary from artist concept and is subject to lot grade condition..
- **Oversized 8' high metal insulated front entry door(s) with glass insert or sidelight(s), as per plan with grip set and deadbolt.**
- Garage to House metal insulated door with safety door closure. Step(s) from basement landing area to garage slab (if required by grade).
- Low-E, Argon filled vinyl casement windows to the front, sides and rear elevations for the main and second floor. Some windows are with fixed glass.
- All operating windows and patio doors are complete with screens.
- Low-E, Argon filled vinyl basement windows.
- Low-E, Argon filled sliding glass 6' wide patio door, as per applicable plan.
- Self-sealing asphalt shingles, with manufacturers warranty.
- Aluminum soffit, fascia, eavestroughs and downspouts.
- Decorative exterior columns are made of low maintenance PVC, as per applicable plan.
- **Decorative exterior pickets and glass railing** for maintenance free durability, as per applicable plan.
- Oversized sectional cladwood roll-up garage door(s) with decorative glass-like inserts, as per applicable plan.
- Two (2) exterior hose bibs, one in garage and one at front of house.
- Fully Sodded Lot with walkway to the front entrance.
- Fully paved driveway. The Builder will provide a basecoat and a finish coat of asphalt. The cost of the finish coat is included (plus HST) as an adjustment on closing. The Builder will not be responsible for repairing any tire marks or settlement after the finish coat is applied. Purchaser acknowledges and agrees that the finish coat may be completed up to twenty-four months (24) after the closing date.

#### CONSTRUCTION

- **Quality 2" x 6" wood exterior wall construction.**
- Poured Concrete Foundation walls with heavy duty dampproofing and weeping tile. The concrete foundation walls (excluding garage area) will be wrapped with a drainage membrane to protect from water penetration.
- Poured concrete basement and garage floors.
- Garage floor reinforced with steel rebar grade beams.
- **Front exterior porch will be poured concrete slab and stairs.** The steps closest to grade may be precast concrete depending on the lot grade condition.
- Garage will be fully drywalled, one coat tape and primed, excluding concrete walls.
- **Engineered floor joist system for the first and second sub-floor assemblies.** 5/8" tongue and groove OSB sub-floor glued, sanded, and fastened with screws.
- **9' ceiling height on main floor, 8' ceiling height on second floor** (except at coffered, sloped, or cathedral ceilings, and where drops are needed for bulkheads for mechanical systems).

#### INTERIOR FINISHES

- **Two (2) sets of staircases with Natural Oak finished stringers** with carpet treads and risers finish.
- Two (2) sets of Natural Oak finished pickets, posts and railing on stairwells in finished areas, as per applicable plan.
- All closets to have melamine shelving.
- **Extended height 7' high 2 panel interior doors and trimmed archways on the main floor.**
- Flat Stock Baseboard throughout all finished area with shoe mould applied to all areas with tiles and laminate flooring (Baseboard from Builder's Standard Samples).
- Flat Stock Casing throughout for all swing doors, arches and windows for finished areas as per plan (Casing from Builder's Standard Samples).
- **Nickel finish interior door levers and hinges.**

#### PAINTING

- All interior walls painted with low VOC paint throughout, off white.
- Interior trim including baseboards, casing and doors will be painted white
- Smooth finish ceiling in kitchen, bathrooms, laundry (where applicable), and stippled ceiling with smooth border throughout main and second floor.

#### KITCHENS

- Purchaser's choice of cabinetry and laminate countertop from Builder's standard samples.
- **Extended height upper cabinets in the kitchen.**
- Flush breakfast bar in kitchen, as per applicable plan
- Double bowl stainless steel over-mount sink with single lever faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Electrical outlets at counter level for small appliances.
- Shut off valve to the kitchen sink.

#### BATHROOMS

- Purchaser's choice of cabinetry and laminate countertop from Builder's standard samples.
- Purchaser's choice of ceramic wall tiles for shower enclosures walls excluding the ceiling from the Builder's standard samples.
- Master ensuite to have white overmounted sinks, as per plan.
- White Pedestal sink in powder room with mirror.

- Mirror in all bathrooms above the vanity sink.
- White overmount sink with chrome single lever faucets.
- White toilets in the powder room and all bathrooms.
- Privacy locks on all bathroom doors.
- Strip style lighting in all bathrooms and powder room.
- Pressure/temperature balance valves for all showers.
- Shut off valve under each sink and behind each toilet.

#### LAUNDRY AREAS

- Hot and cold laundry box for washer and heavy-duty electrical wiring for dryer. Dryer exhaust vented to the exterior, hookups are not included.
- Second floor laundry room floor to be tiled and features an emergency-use only floor drain.

#### FLOORS AND FLOOR COVERINGS

- Purchaser's choice from Builder's samples of 12" x 12" or 13" x 13" Ceramic tile flooring in foyer, powder room, laundry, and ensuites.
- Natural colour laminate flooring from the Builder's standard sample on main floor, and basement landing area as per plan.
- Purchaser's Choice from the Builder's standard samples of 35oz carpeting with underpad for all bedrooms, upper hallway, and in the optional recreation room/home office.

#### LIGHTING AND ELECTRICAL FEATURES

- 100-amp electrical service with circuit breakers.
- Ceiling outlets with builder supplied light fixtures for foyer, hallways, kitchen, breakfast, laundry room, and all bedrooms, as per applicable plan. Capped outlet in dinning room ceiling, as per plan.
- Two exteriors Weatherproof GFI exterior electrical outlets: one located at the front porch and one located at the rear (location to be determined by builder).
- Electrically connected Smoke Detectors and Carbon monoxide detectors for each floor as per the Ontario Building Code.
- White Decora style switches and receptacles throughout the home.
- Electrical exhaust fan located under the cabinet above stove in the kitchen.
- Electrical plug(s) located on garage ceiling for future garage door opener(s).
- Heavy duty receptacles for Stove and Dryer.
- Dedicated electrical outlet for refrigerator.
- GFI electrical outlet for small appliances beside sinks in all bathrooms.

#### HEATING AND INSULATION

- Forced air, high efficiency gas furnace with ducting sized for future air conditioning. Gas fired water heater on a rental basis.
- **Heat Recovery Ventilation (HRV) unit to provide fresh air and improve indoor air quality.**
- Exterior walls, ceiling, and basement to be insulated to Ontario Building Code standards.
- **Spray foam insulation in garage ceiling and below any outdoor area with habitable space above.**
- All building envelope perforations including doors and windows to be fully caulked.
- Drain Water Heat Recovery pipe (installed on a shower stack). Heat from the shower drain water is used to pre-temper incoming cold water.
- Energy efficient water saver shower heads and toilet tanks.
- Programmable thermostat centrally located on the main floor.

#### ROUGH-IN FEATURES

- Rough-in for future Central Vacuum System with dedicated plug within garage (termination of pipe may be in basement, garage or both - as determined by Builder).
- Rough-in for technology cabling (telephone/ethernet, Cable TV) with 2 Telephone locations (Kitchen and Master Bedroom), 2 Cable TV locations (Family Room and Master Bedroom), and 2 network wiring locations (Family Room and Master Bedroom). Locations to be determined by Builder. Purchaser to arrange finishing details directly with utility provider after closing.
- Rough-in electrical and plumbing for a future Dishwasher with space provided in cabinet. Hookup is not included.

#### EASTROSE HOMES WARRANTY

1. 7-years major structural defects.
2. 2-years plumbing, heating and electrical systems and building envelope.
3. 1-year all other items.

The purchaser acknowledges that the Builder's model home(s) and/or sales office 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 and/or sales office are available as extras. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Show Home and Decor Studio may vary from those displayed and available at time of colour selection. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Carpeting may be seamed under certain conditions. Ceilings and walls may be modified to accommodate mechanical systems. Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements. Some front elevation basement windows may require window wells because of on site grading conditions. Actual square feet may vary slightly depending on elevation selected. All dimensions stated, if any, are approximate. Corner lots and priority lots may have special treatment which may require window changes and minor interior modifications to balance and improve the exposed elevations. The purchaser accepts these changes as necessary. All illustrations and graphic renderings are artist's concepts and artistic impressions only. The images are for illustrative purposes only and designed to be a representation of general orientation and space planning for a typical townhouse unit and are in no way designed to represent or guarantee specific decor features in any particular unit. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER VALUE. E. & O. E. JUNE 18, 2020.