



Hillside Vista

Landscaping

- Planting as per City approved landscape plan
- Paved asphalt driveway
- Concrete patio slab walkway (24" x 30") at front entrance as per Landscape Plan
- Nursery grown sod as required
- Project entrance feature as per landscape plan
- Architecturally designed streetscape

Foundation and Concrete Floors

- 8" concrete foundation wall
- 3" concrete basement floor
- 4" concrete garage floor with broom finish
- System "Platon" drainage membrane on exterior concrete foundation walls (below finished grade)

Structural

- Exterior walls 2" x 6" at 16" o/c with 7/16" sheathing
- Exterior basement walls framed to floor
- Interior walls 2" x 4" at 16" o/c with 1/2" drywall
- Engineered floor joists (as per plan)
- Floor sheathing 3/4" T & G OSB board screwed
- Manufactured roof trusses as per engineered designs
- Roof sheathing 7/16" OSB with H clips
- Party walls double 2"x 4" framing (to O.B.C. standards)

Exterior Finishes

- Clay brick (as per plan)
- Maintenance free vinyl siding
- Self-sealing asphalt shingles with manufacturer's warranty
- Maintenance-free aluminum soffit and fascia
- Maintenance-free Low-E Argon vinyl windows (as per plan)
- Basement windows to be vinyl with thermal sliders and screens
- Steel sectional overhead garage door
- Steel clad insulated front entry door and dead bolt
- Sliding patio door with screen (as per plan)
- Architecturally designed streetscaping

Interior Finishes

- 8 foot ceilings throughout
- 36 oz broadloom with 9mm underpad (as per plan) one colour throughout
- Vinyl flooring (one colour throughout) with underlay in kitchen/eating area, powder room, main bathroom, foyer, ensuite and laundry room (as per plan)
- Manufactured kitchen cabinets with post form counter tops and manufactured vanities with post form counter tops or pedestal sinks (as per plan)
- Colonial style swing doors, baseboards and window & door trim (as per plan)
- Stairwells with half wall and MDF painted caps and oak hand rail (as per plan)
- Stippled ceilings, excluding kitchen and bathrooms
- Paint - one colour (off-white) throughout
- Microwave shelf in kitchen with dedicated electrical outlet

Plumbing and Heating

- Forced air 95% efficiency gas furnace with electronically controlled motor
- Heat Recovery Ventilator (HRV)
- Gas fired water heater (rented)
- Ductwork sized for future air conditioner
- Bathroom and kitchen exhaust fans vented to exterior
- Fibreglass bathtubs with ceramic wall tile in main bathroom
- Thorough duct cleaning performed prior to delivery

- Master ensuite to have a shower stall and to include a pedestal sink or vanity (as per plan)
- Main bathroom to have a medicine cabinet and to include a pedestal sink or vanity (as per plan)
- Powder room to include pedestal sink or vanity (as per plan)
- Single lever faucets throughout
- Low flush water conserving toilets
- Constant temperature (pressure balance) water valves at all showers
- Quality white bath fixtures
- Double Stainless steel kitchen sink
- Rough-in for stacked washer and dryer
- Rough-in for dishwasher
- One exterior hose bib at rear yard, and one hose bib in garage

Insulation and Vapor Barrier

- Exterior walls R-22 fiberglass batt including 2"x 6" framed walls
- Ceilings R-50 blown fiberglass insulation
- Garage ceilings R-31 fiberglass batt or equivalent (below finished areas)
- Exterior walls super 6 mil poly vapor barrier on interior and "Tyvek" or equivalent air barrier on exterior
- Basement R-20 (to 8" above concrete floor)
- R-12 fiberglass batts in party wall
- Ductwork joints are all tape-sealed

Electrical

- 100 amp service with 48 circuit breaker panel
- Smoke detectors and CO2 detectors as per code
- Electrical outlet for future garage door opener
- Capped dining room ceiling outlet
- Ceiling fixtures in all bedrooms
- Exterior light fixtures at front entrance
- One exterior electrical plug in garage and at rear on ground fault breaker
- Rough in wiring for future dishwasher
- Builder's lighting fixture package
- Rough-in for 3 phone/data outlets and 5 Cable T.V. outlets
- Rough-in for central vac

Exterior Colour Package

- Colour selections are based solely at the discretion of the Builders' architect.

Walk-out Basement Units

- Walk-out units to include Bonus Room.
- Rear wall 2x6 framing, R-22 fiberglass batt insulation, brick veneer
- Patio door in Bonus Room
- Patio door with French Balcony in Family Room
- All interior finishings per standard spec.

Ontario New Home Warranty Program

Phoenix Homes is registered with TARIION which provides the following coverage:

- 1 year Builders warranty
- 2 years - plumbing, heating and electrical systems and building envelope
- 7 years - Major structural defects

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