

THORNHILL WOODS  
ELEGANT APPOINTMENTS

#### Quality Construction

1. Superior architecturally designed homes with stucco and/or clay brick construction. Houses include details such as stone accents, front window mouldings, midband mouldings, decorative railings, precast concrete banding/surrounds and keystones, decorative brick work, wood trim, and vinyl siding, as per elevation. Concrete porches with decorative wood columns, as per plan.
2. Architecturally selected and controlled exterior colour packages.
3. Wood and steel beam construction.
4. 2 x 6 exterior stud walls.
5. Maintenance-free, aluminum soffits, fascia, eavestroughs and downspouts.
6. **Engineered floor joists.**
7. **5/8" tongue and groove plywood sub-floors.**
8. Self-sealing, high-grade asphalt shingles with 20-year manufacturer's warranty.
9. 3/8" plywood roof sheathing, Builder's choice.
10. **Aspenite sheathing for exterior walls.**
11. Poured concrete basement walls with heavy-duty damp proofing, weeping tiles and **exterior foundation drainage membrane.**
12. R20 insulation in exterior walls of habitable areas. R40 insulation in ceilings. Exterior basement walls insulated with R12 to 2' below grade in unfinished area and full height in finished area. R25 sprayed foam insulation to ceilings of all unheated areas with rooms above.
13. Two car garage, as per plan.

#### Doors and Windows

14. **Low E argon, vinyl, thermopane casement windows** throughout. All operable windows to have screens. Basement windows are vinyl sliders. Inset muntin bars are included on front windows only. Some decorative windows and garage windows are fixed glass, as per plan.
15. All doors and windows fully caulked.
16. Steel clad insulated front entry door(s) with pewter finish gripset(s) and deadbolt with matching sidelight(s) and/or glass door inserts, as per plan. Insulated, metal door from garage into house with self-closing device, as per plan. Where applicable, and at Builder's discretion, the main floor laundry room floor may be dropped a maximum of 2 risers to accommodate entry door(s) into laundry room; or where the door enters into the front vestibule, the vestibule may be dropped 1 riser to accommodate entry from garage. The Builder reserves the right to substitute the door with a wall if grade difference exceeds 2 or 3 risers depending on the house plan and zoning by-law restrictions.
17. **Garden door** at rear, as per plan.
18. Decorative transom and ellipse windows, as per plan.

#### Electrical and Plumbing

19. 100 AMP service with circuit breaker panel and copper wiring throughout.
20. **Rough-in for future 3 piece bathroom in basement.**
21. Heavy-duty cable and receptacle for stove and dryer.
22. Hot and cold water taps for single basin laundry tub, as per plan.
23. Electrical receptacle and hot/cold water connections provided for washer.
24. Vent sleeve and cover for laundry dryer.
25. **Rough in wiring for future security system.**
26. One G.F.I. exterior electrical receptacle at rear of house, and one in the front.
27. High-efficiency, forced-air gas furnace.
28. Ductwork sized for future central air conditioning.
29. Ceiling outlets in vestibule, hallways, laundry, kitchen, breakfast room, loft, study, and all bedrooms with Builder supplied fixtures, as per plan. Capped ceiling outlet in dining room for future light fixture. Switch controlled wall outlets in family room, living room and library, as per plan.
30. **White Decora light switches throughout.** Duplex receptacles are Builder's standard.
31. **Rough-in for television cable in master bedroom and family room, (or living room where no family room) and all bedrooms, as per plan.**
32. **Rough-in for telephone outlet provided in kitchen, library, study, loft and all bedrooms.**
33. **Ceiling mounted duplex receptacle in garage** for future overhead door opener.
34. Front entry door chimes.
35. Direct-wired smoke detectors on all levels.
36. Hot water heater/tank on a rental basis.
37. Rough-in central vacuum outlets in all finished areas, except finished basement foyer, as per plan.
38. Carbon monoxide detector, hard wired.

#### Interior Features

39. **9 foot ceiling on main floor,** as per plan.
40. Two (2) coats of quality off-white paint (including primer) on all walls.
41. **Interior wood trim and doors to be painted white.**
42. **Direct vent natural gas fireplace with 8" polished marble surround** (Black-Nero Marquino), fixed glass pane, and wall mounted control switch (no hearth or mantle) as per plan.
43. Textured ceilings with smooth border throughout. Kitchen, breakfast room, all bathrooms, main and second floor laundry room ceilings to have smooth painted finish, as per plan.
44. **Natural finish, oak stairs from main to second floor with oak nosing, upgraded handrail and 1" pickets,** as per plan. Plans with open stairs to basement will have natural finish oak stairs from basement to second floor, as per plan. Treads are oak with oak veneer stringer and risers. Stair landing to be strip hardwood. (All stairs to an unfinished area to be paint grade wood.)
45. **Vaulted, coffered or cathedral ceilings,** as per plan.
46. **Clermont doors on swing passage doors** and mirror sliding closet doors, as per plan.
47. Trimmed archways on main floor, except curved archways.
48. **5" baseboards and 3" casing trim throughout** finished areas.
49. **Round, fluted, wood columns,** as per plan.
50. **White melamine laundry uppers,** as per plan.
51. **Pewter finish lever door hardware** on all interior passage doors.

#### Kitchen Features

52. Quality cabinetry with melamine interiors and post-formed or square edge laminate counter tops, Builder's choice, as per applicable plan.
53. **Extended uppers on kitchen cabinets,** as per plan.
54. **Breakfast counters/bars, islands and pantries,** as per plan.
55. Double stainless steel sink in kitchen
56. **Washerless single lever faucet with integral vegetable spray.**
57. Two-speed exhaust hood fan with light, 6" vent to exterior, choice of white or almond colour.
58. **Cabinet crown moulding.**
59. **Cabinet valance complete with fluorescent lighting,** as per plan
60. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook-up cost is extra. Cabinet and door not included.

#### Bathroom Features

61. Quality cabinetry with laminate counter tops in main bathroom and all ensuites, as per applicable plan.
62. White pedestal sink in powder room, as per plan.
63. **Upgraded two handle bathroom faucets.**
64. Pressure balance faucets in tub/shower areas.
65. Water conserving toilets.
66. Quality white bathroom fixtures.
67. In master ensuite, when plan shows separate shower stall, the tub will be acrylic, with two rows 6" x 8" ceramic wall tile or one row 12" x 12" floor tile. Oval/corner acrylic tubs to have 2 handle, deck mounted faucets and all other acrylic tubs to have single lever, wall mounted faucets. **Master ensuite frameless glass shower to have waterproof interior pot light** and to be tiled with Builder's standard tiles. Marble threshold at shower stall entry.
68. All bathrooms without separate shower stall to have steel enamel tub with ceramic tile enclosure to ceiling height but not including ceiling.
69. Mirrors in all bathrooms, full vanity width (approximately).
70. Ceramic soap dish, towel bar and toilet tissue dispenser in all bathrooms; powder room does not have soap dish.
71. Exhaust fan in all finished bathrooms.
72. Ground fault indicator receptacle in 1 bathroom (connected to all bathrooms).
73. Pop-up drains in all bathroom sinks and tubs.

#### Flooring Features

74. **12" x 12" or 13" x 13" ceramic floor tile in vestibule, powder room, main floor hall, main or second floor laundry room, basement foyer, kitchen, breakfast room and all bathrooms,** as per plan, from Builder's standard samples.
75. **Natural finish, 2" x 3/4" prefinished oak strip hardwood in living, dining, family, main floor library, media loft in 4601 and second floor hallway only,** as per plan.
76. **Quality 40 oz. broadloom on second floor** in designated areas, as per plan. Choice of two colours from Builder's standard samples. Second colour in master bedroom only. Quality 5/16" underpad (400 Series).

#### Exterior Features

77. Black finish exterior lights by garage and front door.
78. Two exterior hose bibs, one at rear and one in garage.
79. Lot to be fully sodded.
80. Cladwood sectional roll up garage door(s), with decorative window inserts, as per elevation.
81. Patio slab walkway from driveway to front entry; and rear patio step where applicable.
82. Builder will provide paved driveway, at a cost to Purchaser of \$600.00 to be paid on closing.

#### Builder's Warranty

83. Beaverhall Homes' One Year Warranty is supported by the Tarion Warranty Corporation
84. Two Year Warranty on mechanical, electrical, and plumbing systems, and water penetration, as per Tarion's guidelines.
85. Tarion Warranty Corporation seven (7) year warranty protection plan for major structural only. For all homes, Purchaser agrees to pay Tarion enrollment fee on closing. Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

All exterior elevations, colours and types of brick and siding, etc. are architecturally controlled. No changes whatsoever will be permitted and the PURCHASER hereby acknowledges notice of the same and agrees to accept exterior elevations as chosen. However, wall tile, floor coverings, kitchen cabinets and vanity cabinets may be of the PURCHASER'S choice, from the Vendor's samples, provided such items have not been selected or ordered already. Architectural drawings are used as a guide only and do not necessarily form a part of this contract. The VENDOR reserves the right to substitute any materials used in the construction of the unit or of the common elements provided that such substituted materials are of equal or comparable quality to those represented to the PURCHASER. The VENDOR further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. MODEL HOME FURNISHINGS, DECORATOR DISPLAYS, WALLPAPER, DRAPERIES AND TRACKS, SPECIAL DISPLAY APPLIANCES, SPECIAL LIGHT FIXTURES, FENCING AND ALL SPECIAL LANDSCAPING OTHER THAN SODDING ARE NOT INCLUDED IN THE PURCHASE PRICE. FOR DECORATING PURPOSES, CUSTOM BROADLOOM MAY HAVE BEEN USED IN THE MODEL HOMES AND IS NOT INCLUDED IN THE PURCHASE PRICE. SEE STANDARD SAMPLES ON DISPLAY IN SALES OFFICE.

#### BEAVERHALL LOGO HERE

Specifications subject to change without notice E. + O.E.  
All Dimensions are approximate.