

FEATURES AND FINISHING DETAILS • 36' AND 40' LOT HOMES

EXTERIORS

Creating fine homes that complement their neighbourhoods has become a Great Gulf trademark. Superior workmanship and architecturally designed streetscapes, together with industry-leading exterior designs and a full range of exterior colour combinations, are your assurance that you'll enjoy your new home for years to come.

1. Detached model types will be principally brick construction on the first and second floors, as per applicable model/elevation.
2. Some sections of the house may be constructed of architectural stone, aluminium or vinyl siding, wood or stucco, as per architectural detailing.
3. Soldier coursing, brick arches, keystones and other masonry detailing as per model / elevation.
4. All soffits, fascias, eaves and down pipes are prefinished aluminium or vinyl at the option of the Vendor.
5. Exterior house address number.
6. Self-sealing limited lifetime warranty laminate shingles.
7. Weather-stripping on all exterior doors and precast stone thresholds.
8. Fibreglass insulated front entry door and "steel-clad" side entry door (as per applicable model/elevation). Glass insert in front entry door, as per applicable/model elevation.
9. All sliding patio doors to be double-glazed, PVC, with low E glass (as per applicable model/elevation)
10. All windows are to be double-glazed, PVC, with low-E glass. All operating windows are to be screened. All operable windows on the first and second floors will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.
11. All basement windows to be sliders, double-glazed, PVC, with low-E glass. Steel window wells may be required as per grading conditions.
12. Garage overhead door(s) with glass inserts as per applicable model/elevation.
13. All garage walls to be completed to drywall and primed.
14. Front, rear and side yards, if applicable to be fully sodded. Some side yards to be stone, as per grading conditions.
15. Concrete front entry steps, as per grading conditions.
16. Precast concrete slab walkway to front entry.
17. Exterior cold water tap installed in attached garage and at rear of house, as per applicable model/elevation.
18. Basement to be poured concrete with a drainage layer system and a footing barrier membrane.
19. Vendor will provide a two-coat asphalt driveway at a cost more particularly set out in the Schedule B to the Agreement of Purchase and Sale. Driveway surface to be paved with base coat asphalt within eighteen (18) months of closing and the topcoat to be completed within the next calendar year. Vendor not responsible for minor settlement.
20. All exterior walls, interior partitions and flooring are built using H+ME Technology.

INTERIORS

21. All 36 ft. and 40 ft. model types to have approximately 9 ft. ceiling heights on the main floor and 8 ft. ceilings on second floor, except where precluded by bulkheads.
22. Finished oak stairs and railings, metal pickets on main floor staircase to second floor with a choice of stain from vendor's standard selection.
23. Two panel square style interior doors.
24. 3" casings on all windows and doors
25. 5 ¼" baseboards (with shoe mould in tiled and hardwood areas)
26. All closets to have wire shelving.
27. Gas fireplace as per applicable model/elevation with 8" marble surround and factory approved safety barrier. Fireplaces are as per applicable model/elevation only.
28. Satin nickel coloured finish hardware on all interior and exterior doors. Dead bolt on side door entry where applicable. Grip set with dead bolt on main entry door, and single lever handles on interior doors.
29. One (1) washable paint colour throughout the house.
30. Sprayed stippled ceiling with smooth border in all rooms except the kitchen, bathrooms and laundry room, which are smooth finish.

FLOORING

31. High performance engineered flooring system "I" - joists.
32. Tongue and groove sub floor glued, nailed, and sanded.
33. 3" Prefinished engineered oak strip hardwood flooring with choice of colour from vendors standard selection, in all areas of the main and upper hallway, except where shown as tile, as per applicable model/elevation.
34. Floor tile pprox.. 12" x 12" in foyer, kitchen, laundry area, all bathrooms, side entry, or as shown on applicable model/elevation.
35. 40 oz. broadloom in all areas of second floor, including family room as per model, except upper hallway, or as shown in tile. Includes one (1) colour choice.

KITCHEN

36. Choice of finished kitchen cabinets with double stainless steel undermount sink and dishwasher opening.
37. Single lever chrome faucet with a pull-down sprayer.
38. Granite counter tops (No backsplash).
39. Ducted range hood fan over stove.
40. Rough-in plumbing and electrical outlet for dishwasher.
41. Wiring and receptacle for stove.
42. Electrical outlets are located for fridge and at counter level for small appliances.

BATH/PLUMBING

43. Choice of vanity cabinets and engineered quartz counter tops with undermount sink in all bathrooms from Vendor's samples.

44. All bathroom(s) to have a wall-mounted mirror and vanity cabinet as per applicable model / elevation.
45. Ensuite bathroom to have a wall mounted mirror and vanity cabinet with one top drawer as per applicable model/elevation.
46. Bathroom fixtures are white.
47. Master ensuite bathroom to include drop-in acrylic soaker tub or a free-standing acrylic tub with a deck mount faucet as per applicable model. Soaker tub to have a tiled deck and skirt with tile on surrounding wall approximately 18" in height.
48. Master ensuite bathroom to contain a separate framed glass shower enclosure, preformed shower base, walls to be tiled to ceiling, per applicable model/elevation, including waterproof pot light.
49. All bathtub enclosure walls in bathrooms to be tiled.
50. All bathtubs to be acrylic, as per applicable model/elevation.
51. Exhaust fan in all bathrooms, as per code requirements.
52. Privacy locks on all bathroom doors.
53. Single lever chrome faucets on all sinks, except laundry tub.
54. Temperature control valves in all showers.
55. Chrome towel bar and toilet paper dispenser in all bathrooms.
56. Main floor powder room to contain a vanity cabinet with engineered quartz countertop, rectangular undermount sink, toilet and wall-mounted mirror.
57. Shut off valves for all sinks and toilets.
58. All water lines to be polyethylene tubing throughout.
59. Rough-in three-piece plumbing in basement for future bathroom (drains only, no water lines).
60. Hot water re-circulation system to a bathroom.
61. WaterSense labeled high efficiency toilets.
62. Drain water heat recovery pipe for a shower.

LAUNDRY

63. Second floor laundry room equipped with floor drain as per applicable model/elevation.
64. Laundry room to have a laundry tub or base cabinet with built-in single compartment laundry tub with a two-handle laundry faucet and laminate counter-top, as per applicable model/elevation.
65. Plumbing for automatic washer.
66. Dryer vent and electrical outlet.

ELECTRICAL

67. 200 amp. electrical service.
68. Copper electrical wiring throughout.
69. Electric light fixtures with LED bulbs provided in all rooms except living room, as per applicable model/elevation.
70. Exterior cast aluminium lights at all exterior doors, as per applicable model/elevation.
71. Two exterior waterproof ground fault circuit Interrupter (GFI) electrical outlets: one (1) at the rear of the house and one (1) in the porch area.
72. White decora style switches throughout.
73. Electrical outlet for future garage door opener(s). One outlet for each garage door.

74. Smoke detectors with strobe light hard wired to the electrical system, as per applicable code requirements.
75. Combination smoke detector / carbon monoxide detector hard wired to the electrical system, as per applicable code requirements.
76. Door chimes to be installed.
77. Rough-in vacuum system, located in the basement for future connection as per applicable model/elevation.
78. Rough-in security as per Vendor's specifications (wires to all operable windows and doors on main floor only).
79. Rough-in RG6 cable in family room, master bedroom, loft and study/den, as per applicable model/elevation.
80. Rough-in CAT5 telephone as per Vendor's specifications (one in kitchen, family room, all bedrooms, and study).
81. Rough-in conduit for future installation of an electric vehicle charger located in the garage.
82. A single ground fault interrupter (GFI) protected electrical outlet in all bathrooms.
83. Rough-in conduit for future solar energy.

HEATING, AIR CONDITIONING & INSULATION

84. Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) installed. Hot water heater on a rental basis. Note: All mechanical equipment locations may vary from plan.
85. Heat Recovery Ventilator (HRV) as per the Ontario Building Code requirements
86. Heating ducts are sized for future addition of air conditioning.
87. All insulation to be as per the Ontario Building Code requirements.
88. Basement insulation to be installed to within approximately 8" above the basement slab in the basement area. Note: Basement walls are not strapped.
89. Spray foam insulation to garage ceiling below any habitable space above.
90. Water efficient humidifier.

WARRANTY

91. Your new Great Gulf home is guaranteed against major structural defects for up to 7 years. Great Gulf Homes is a registered builder with the Tarion Warranty Corporation.