

# Quality Appointments

## Exterior and Construction Features:

1. Fernbrook’s Westown site is a new home community by sense of traditional neighbourhoods. House siting and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this planned community.
2. Self-sealing asphalt shingles with a 30 year manufacturer's warranty and pre-painted metal valleys.
3. Elevations feature genuine all clay brick, stone and stucco elevations with precast concrete banding, concrete headers and keystones and precast sills, as per plan.
4. Poured basement concrete walls with heavy duty damp proofing and waterproof membrane.
5. 9' Ceilings on main floor with 8' ceiling on ground and upper floor.
6. 2"x 6" exterior walls construction, featuring R-20 insulation with full height R-12 blanket insulation from underside of floor joists to within 6" of concrete floor. Ceiling of attic areas to have R-40 insulation.
7. R-40 spray foam insulation to garage, porch and bay window cavities with habitable areas above, as per plan, including all around windows and doors to prevent air infiltration.
8. Engineered I-Joist Floor Systems.
9. Pre-finished maintenance free aluminum soffits, fascia and downspouts.
10. Main entry features door with thermal insulated steel clad exterior.
11. Poured concrete foundation will incorporate a Drainage Membrane to assist in protection from water penetration.
12. Concrete garage floor slab reinforced with grade beams.
13. Masonry Concrete Block Dividing Wall to underside of roof trusses.
14. Front porches are poured concrete with prefinished metal railings as per applicable plan.
15. Covered front porches as per plan.
16. Vinyl casement Low-E Argon-Filled energy-efficient windows throughout (fixed or operating) with pre-finished colonial grills on front elevations only (excluding basement windows).
17. Cold Cellar complete with door and floor drain.
18. Screens provided with all operating windows and patio doors.
19. Interior garage access, as per plan, and/or grade permitting, complete with safety door closure.
20. Exterior caulking on all doors and windows
21. Satin-Nickel finish package including grip set, dead bolt lock,
22. Black finish front coach lamps (where applicable)
23. Architecturally designed, painted wood sectional roll-up garage doors with decorative glass inserts as per elevation.
24. Entire lot sodded, except treed and paved areas.
25. Two freeze resistant exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
26. Porous Asphalt paved driveway as per vendor specifications and schedule.
27. Concrete patio slabs from driveway to front porch and rear patio where applicable.
28. Custom address plaque with residence numbers at front of home.

29. Garages to be fully drywalled. All joints are finished with 1 coat of tape to provide a gas proof seal and do not include sanding or painting.

## Spectacular Interior Features:

30. Choice of Classique or 800 Series moulded panel interior passage doors throughout, (except exterior and cold cellar).
31. Upgraded paint grade wood trim 4 ¼" baseboard, 2 ¾" casing on all doors and windows throughout with quarter-round in all tiled areas, painted accent white.
32. Satin-Nickel finish Levers with matching hinges to all interior doors.
33. Doors, windows and archways and pass through to be trimmed as per plan.
34. Stain- Finish Oak stairs (threads and risers) from ground floor to upper floor.
35. Stain- Finish 3" oak handrail, 1 ¾" pickets, and oak nosing from vendors samples.
36. OSB tongue & groove 5/8" subfloors nailed to floor joists and screwed and sanded down prior to installation of finished floors.
37. Custom fitted and beveled 4" wide marble threshold between ceramic tile and wood/carpet floor, where applicable.
38. All closets to include pre-coated space age shelving.
39. Textured ceiling with 4" smooth borders throughout (where applicable except for kitchen, laundry and bathroom ceiling which are to have smooth finish with one coat of primer paint and or coat of white ceiling paint.
40. One coat of quality primer paint, and one coat of flat finished paint on all interior walls, with semi-gloss paint on all interior doors and trim.
41. One choice of colour for walls.
42. Rough-in Central Air Conditioning.
43. Rough-in central vacuum system.
44. High efficiency forced air gas furnace for maximum fuel savings with electronic ignition.
45. High efficiency gas hot water tank on rental basis.
46. Optional Gas Fireplace with Marble Surround and paint grade mantle.
47. All ducts professionally cleaned prior to occupancy.

## Gorgeous Kitchens:

48. Upgraded kitchen cabinets (Aya Series- 2) with extended height uppers, extended breakfast counters, as per applicable plan, in a variety of styles and finishes from vendors samples.
49. Easy maintenance, double stainless steel ledgeback sink.
50. Kitchen exhaust white hood fan, vented to exterior.
51. Rough-in plumbing and electrical for future dishwasher. (Installation and dishwasher cabinet not included)
52. Upgraded polished chrome single lever kitchen faucet with vegetable spray.
53. Heavy duty receptacle for stove & dryer.

54. Split electrical outlets at counter level for small appliances.
55. Ceramic tile backsplash to counter areas excluding behind fridge & stove locations.

## Fantastic Flooring:

56. 12"x12" or 13"x13" Imported ceramic floor tile in entrance, kitchen,breakfast room, laundry room and powder room and all bathrooms. Engineered floor system spaced closer together, exceeding the building code, for added floor strength and stability. Purchaser to choose tiles from builder's standard samples.
57. 40oz "Performa-II" broadloom with 7/16" chip foam underpad on non-tiled designated areas (as per plan). Choice of 2 colours.

## Beautiful Bathrooms:

58. Energy efficient toilets in all other washrooms.
59. Bathroom fixtures to have single lever faucets throughout with pop-up drains
60. Separate showers, as per plan to include upgraded 8"x10" ceramic wall tile to ceiling (including ceiling), 2"x2" mosaic floor tile, with marble jam surround to opening, shower light and clear glass shower door with chrome finish.
61. Imported quality ceramic floor and wall tiles in tub and shower enclosures and backsplash above oval tub (2 rows where applicable).
62. Main tub-enclosures to include ceramic wall tile to ceiling including ceiling.
63. Den-Sheild (or equivalent) in all shower stalls (including ceiling).
64. Upgraded Vanity cabinetry (Series 2) with mirror in all washrooms complete with strip lighting.
65. Pressure balance and water temperature controls (except oval tubs).
66. Powder room to have pedestal sink (as per plan)
67. Bathrooms to have exhaust fans. (as per Ontario Building Code)
68. White plumbing fixtures throughout.
69. "Water Saver" shower heads and toilet tanks.

## Convenient Laundry Room Features:

70. All second floor laundry rooms to have floor drains.
71. Heavy duty electrical outlet and exterior dryer vent provided for all laundry areas.

## Electrical & Mechanical Features:

72. Electrical outlets in all bathrooms and powder rooms including ground fault interrupters.
73. Circuit breaker type panel with 100 Amp Service.
74. Light fixtures provided throughout except dining room (dining room ceiling outlet to be capped only, (no fixture provided).

75. Living room, family room and recreation rooms to have switch plugged outlet,(no overhead light fixtures provided).
76. Center ceiling light fixtures in all bedrooms.
77. White Decora style switches and receptacles throughout.
78. One electrical outlet in unfinished area of basement under electrical panel.
79. A quality carbon monoxide detector and one smoke detector on each floor for home safety including basement.
80. Electrical door chime.
81. Dedicated electrical outlet provided for refrigerator.
82. Gas-fired high-efficiency forced-air furnace with electronic ignition.
83. Minimum of one electrical outlet in garage and one ceiling outlet for future garage door opener.
84. Switched soffit plug at front porch ceiling area for future outdoor lights.

## Security Features:

85. Rough-in alarm system. (All exterior doors and operating windows on main and basement levels).
86. Upon purchase of 3 years of security monitoring, purchaser shall receive a fully installed security system including contacting all exterior opening doors on the main floor, plus rear opening windows and doors for "Lookout" and "Walkout" basements, two motion detectors, one keypad, one siren and a DSC 1550 six zone control panel, or equivalent, with associated hardware, programming and client demonstration.
87. Deadbolts on all exterior swing doors.

## Builder's Guarantee:

Fernbrook Homes has been building homes of the highest quality for 29 years. The company has received the prestigious "Twenty (20) years service complete customer service program". All homes are protected by the seven (7) year Tarion Home Warranty Program.

## Tarion Warranty Program Coverage:

7 years - major structural defects  
2 years - plumbing, heating & electrical systems and water penetration on exterior building envelope  
1 year - all interior finish items

Backed by Tarion highest service rating. Purchaser agrees to pay the TARION fee on closing as an adjustment.