

CONTEMPORARY FEATURES & FINISHES

Energy Management Features/Insulation

- **High (95%) efficiency** combination heating and hot water system.
- **Energy Star Architecturally controlled Casement windows** with **Low E & argon filled glazing** and grills where indicated on plans.
- High volume **ultra-quiet exhaust fan** installed with automatic humidistat to eliminate stale air and humidity.
- All exterior floor to wall joints wrapped with air barrier sheeting.
- Total minimum insulation value of **R-22 in walls** above grade and **R-50 in ceilings**.
- Entire house interior above grade wrapped in a super 6 ml vapor barrier.
- Water saver toilets (1.6 gallons per flush) installed in each bathroom.
- Water saver shower heads and vanity faucets in each bathroom.
- **Energy efficient light bulbs** installed in most light fixtures.

Smart House Pre-Wiring & Rough-In Installations

- Category 3, **telephone wiring**, roughed-in kitchen.
- **Wide Band Data transmission wiring**, Category 5, used in all bedrooms and kitchen.
- RG6, **video cable**, will be roughed-in to Master bedroom, bedroom 2, Living/Family room if applicable.

Sound Proofing & Structural Integrity

- All floor systems will exceed the Ontario Building Code requirements by at least 25%. This may be accomplished through reduced floor joist spans, added structural floor components or heavier steel beams.
- All floors will be screwed and glued to minimize squeaking and noise transfers.
- Exterior walls are **2 x 6 construction** for added thermal insulation performance.
- Party walls exceed Building Code requirements being constructed of 8" of wood framing, 2 1/2" of drywall and 4" of sound insulation

Interior Features, Trims and Finishes

- **Nine (9) foot ceilings** on kitchen and living room floors permitting **higher windows**. Eight (8) foot ceilings on remaining floors.
- All **Oak Natural Finish** colonial railings and stair stringers **ALL** levels as per plan. All spindles are 1 5/16 square top Oak finished naturally
- "Rockport" molded panel interior passage doors where indicated on plan and hung in fully cased jambs.
- **Contemporary baseboard** throughout with quarter round in all tiled areas.
- **Contemporary trim** on all doorways and windows in all finished areas.
- Prefinished melamine shelving installed in all closets.
- Lifetime **Brushed Nickel** finish on all interior door hardware.

Gourmet Kitchen

- Purchaser's choice of **Maple or Oak** quality cabinetry from Builders standard samples.
- **Flush breakfast bar on kitchen island**, as per plan.
- Self-rimming stainless steel double compartment ledge back kitchen sink with single lever Moen faucet (faucet features high temperature limit stop for safety).
- Two-speed white **exhaust hood fan** over stove area with vent to exterior with 6" ducting.
- Heavy duty electrical receptacle for stove and dedicated electrical receptacle for refrigerator.
- Post formed plastic laminate (Arborite) countertop.
- **Dedicated 20 amp electrical outlets** at counter level for small appliances. **GFI protection** for outlets within 5' of the kitchen sink.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
- Choice of **imported ceramic tile flooring** from builder's standard samples.

Bathrooms & Laundry Features

- Main bathroom & Ensuite features tub with tile surround as per plan.
- Builders Standard Series vanities with post formed plastic laminate (Arborite) countertops.
- White plumbing fixtures throughout.
- American Standard or equal **china sinks**.
- Ceramic bathroom accessories include towel bar, toilet tissue dispenser and soap dish in bathtub area.
- Full width vanity **plate mirrors** in all bathrooms.
- **Single lever faucets** with mechanical **pop-up drains** throughout except in laundry.
- **Pressure balance temperature control valves** in all tub area where shown on plan.
- **Ground fault interrupter (GFI) protection** in all bathrooms and powder room.
- Exhaust fan vented to the outside in all bathrooms and powder room.
- **All toilets fitted with separate water shut-offs.**

Painting

- Interior walls to be painted with premium quality latex paints. Purchaser's choice of one color from builder's standard samples.
- All ceilings stippled in white, except kitchen and bath areas.
- All wood trim to be painted designer white.

Flooring

- Choice of quality **imported ceramic tile** standard throughout entry, kitchen, dinette, powder room, all bathrooms and laundry area. Purchaser to choose from builder's standard samples.
- **35 oz. Broadloom with 1/2" chip foam under pad** in all finished areas designated for carpet.
- Tongue and groove **sub-flooring screwed and glued down.**

Drywall and Insulation

- Ceiling drywall is installed over floating **metal resilient channels** on all trussed ceilings for straighter ceiling finishes
- All drywall applied with screws- using a minimum number of nails.
- All exterior **walls insulated to min R-22.**
- Ceiling areas at **roof level insulated to R-50.**

Heating, Cooling and Ventilating

- All homes are roughed in for the future installation of air conditioning.
- **Energy Efficient "Combo"** hot water heating system. It uses energy from the Hot Water tank to provide heat in a forced air heating system. It is quieter, provides longer heating cycles at lower costs than a conventional furnace.
- Power Vented hot water tank is a high output and high efficiency (95%) gas fired rental unit vented to exterior. This unit will provide more hot water than a standard hot water tank.
- **Digital thermostat.**
- All bathroom fans vented to exterior.
- Kitchen fan ventilated to exterior through large 6" vent.



Electrical

- **Ground fault interrupter (GFI) circuit** installed in all bathrooms, kitchen and powder room.
- **Arc fault interrupter circuits** installed in all bedrooms.
- **100 AMP** electrical service complete with circuit breakers in service area.
- All kitchen counter receptacles are on dedicated 20 amp circuits with some having GFI protection
- **Copper wire** distribution throughout the house to Ontario Hydro standards.
- Ceiling light receptacle boxes in all bedrooms.
- Premium light fixture package.
- Architecturally controlled exterior lights on front & rear elevation.
- **"Decora"** style plugs and switches

Security And Safety Features

- **Smoke detectors** installed on all floors and connected directly to electrical panel (no batteries required). All smoke detectors are inter-connected (should one trip, they all will sound).
- **Carbon Monoxide detector** installed on bedroom level and connected directly to electrical panel (no batteries required).
- **Arc fault interrupter circuits** installed in all bedrooms.
- Hot water tank has electronic ignition and power vent to outside, reducing the risk of accidental carbon monoxide poisoning.
- All electrical outlets installed on outside of unit or in bathrooms are on **ground fault protected** circuits to eliminate the risk of accidental electrocution.
- Deadbolt locks installed on all exterior swinging doors.
- **Tamper resistant electrical outlets** reducing the risk of children accidentally inserting foreign objects into the outlet.

Warranty

Dawn Victoria Homes has been in business for over 35 years and has been supplying the market with high quality value added products for the entire time. We are backed by the **Tarion** formerly Ontario New Home Warranty Program. As well as our own commitment to customer satisfaction and product quality Tarion will guarantee the following:

- **One Year** (backed by Tarion)
 - The home is guaranteed for one year from defects in all workmanship and materials
- **Two Years** (backed by Tarion)
 - The home is free from defects in workmanship and materials including caulking, windows and doors so that the building envelope prevents water penetration Defects in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems
 - Defects in workmanship and materials which result in detachment, displacement, or deterioration of exterior cladding
- Violations of the Ontario Building Code's health and safety provisions
- **Three Years** (exclusive to Dawn Victoria homeowners)
 - The Building envelope is free from defects preventing water penetration
- **Seven Year Warranty Protection** (backed by Tarion)
 - The home is free from major structural defects which are defined in the Ontario New Home Warranties Plan Act as any defects in workmanship and materials that result in the failure of a load-bearing part of the home's structure or any defects in workmanship or materials that adversely affect your use of the building as a home.

Notes: The unit is subject to the conditions of the Purchase and Sale Agreement, plans, materials specifications and prices are subject to change without notice at the Vendor's discretion. The vendor reserves the right to substitute materials and fixtures for those of equal or better quality. The Vendor reserves the right to make minor changes or modifications in the plans and specifications at its discretion. Items, fixtures and finishes in the model home may be for display purposes only and may not be included in the Purchase price. Some items in brochures may be optional and available at extra cost. Unit sittings are architecturally controlled and may be reversed from brochure renderings. *June 2014*

