

Freshly thought-out 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-32 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 showerheads 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 1 location to be determined by builder.
- Wide Band Data transmission wiring, Category 5, 3 locations to be determined by builder.
- RG6, video cable, will be roughed-in 3 locations to be determined by builder.

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, heavier steel beams or otherwise, determined at the Builder's sole discretion.
- All floors will be designed and constructed 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 & Finishes

- Nine (9) foot ceilings on kitchen and living room floors permitting higher window placement. Eight (8) foot ceilings on remaining floors.
- All Oak Natural Finish colonial railings and stair stringers ALL finished levels as per plan. All spindles are 1 5/16" Oak finished naturally
- 6 panel colonial molded panel interior passage doors where indicated on plan; and hung in fully cased jambs.
- 4 1/4" colonial baseboard throughout with quarter round in all tiled areas.
- 2 1/2" colonial 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 single compartment ledge back kitchen sink with single lever Moen faucet (faucet features high temperature limit stop for safety).
- Two-speed stainless steel 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.
- All appliance openings for refrigerator, stove & dishwasher will be 24".

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.
- Moen plumbing fixtures.
- American Standard china sinks.
- 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.
- 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 one colour with premium quality latex paints. Purchaser's choice of one colour 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 & Insulation

- All drywall applied with screws- using a minimum number of nails.

Heating, Cooling & Ventilating

- All homes are sized 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 (90%) gas fired rental unit vented to exterior. This unit will provide more hot water than a standard hot water tank.
- Digital thermostat.
- 100 AMP electrical service complete with circuit breakers in service area.
- Arc Fault interrupter circuits installed in all bedrooms.
- Copper wire distribution throughout the house to Ontario Hydro standards.
- Light fixture package.

- Architecturally controlled exterior lights on front & rear elevation.
- "Decora" style plugs and switches

Security & Safety Features

- Smoke/strobe detectors installed on all floors and in all bedrooms; connected directly to electrical panel (no batteries required). All smoke/strobe 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).
- Hot water tank has electronic ignition and power vent to outside.
- All electrical outlets installed on outside of unit or in bathrooms are on ground fault protected circuits.
- Deadbolt locks installed on all exterior-swinging doors.
- Tamper resistant electrical outlets.



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:

Dawn Victoria Warranty backed by Tarion "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) year. Two Year Warranty Protection: The home is free from

defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding,

leaving to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions. Seven Year Warranty Protection (Major Structural Defects): A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the 'load-bearing part of the homes structure, or – any defect

in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., June 2015.

Notes: The unit and contents of Schedule A are subject to and superseded by the Purchase and Sale Agreement. Plans, materials

specifications and prices are subject to change without notice, and 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.

All Features and Finishings are subject to zoning and municipal by-law regulations. Unit sittings are architecturally controlled and may be reversed from brochure renderings at the Builders sole discretion.

All references to the Building Code refer to the Building Code in effect at the time the building permits were required, which may deviate from amendments or revisions to the Code. All defined term are interpreted as customary to Building Standards.

The Builder is harmless for all determinations made by it in its sole discretion.