

RCH Watersand Properties Inc.

Quality Features - Detached

- Lot graded and fully sodded to the requirements of the City, Town or Municipality.
 - Paved driveway. Vendor provides base coat. Finish coat will be done by Vendor at Purchaser's expense as set out in APS.
 - Pre-cast concrete slab walkway to front entry.
 - Concrete porch steps.
 - Poured concrete 8' (+/-) basement walls with damp proofing and weeping tiles for 32', 38' & 45" product. **9' (+/-) basement for 50' product only.**
 - Storage room in basement, as per plan.
 - Quality brick to exterior and/or stone/stucco. Sides, rear and other section where required by design, will be constructed of vinyl siding, aluminum siding, wood or other approved materials due to architectural specifications or treatments.
 - Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
 - Self sealing asphalt shingles.
 - Insulated metal clad front entry door(s) to house with glass insert.
 - Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement.
 - All windows and doors are fully sealed or caulked.
 - Sliding patio door at rear, as per plan.
 - Garage doors with window inserts.
 - Engineered floor system on main & upper levels. OSB DryGuard subfloors on main & upper levels.
 - Insulated as per Ontario Building Code.
 - High efficiency gas forced air furnace. HRV system (simple method). Includes duct cleaning.
 - Tankless hot water tank on rental basis.
 - Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
 - Exterior waterproof electrical outlet receptacles. Garage ceiling outlet for future garage door opener.
 - 100 AMP electrical service with circuit breaker panel on 32', 38' & 45' product. **200 AMP service for 50' product only.**
 - 240V cable and outlet for stove and dryer.
 - Electrical light fixtures in all rooms.
 - Decora plugs and switches in finished areas.
 - Kitchen hood fan (vented to exterior).
 - Pex water piping.
 - White plumbing fixtures. Water line for fridge.
 - Single laundry tub with taps.
 - Shower stall with posi-temp pressure balancing valve, shower light and clear glass shower door.
 - Posi-temp pressure balancing valve in tub/shower.
 - **3 piece rough-in in basement.**
 - One exterior hose faucet and one hose faucet in garage.
 - Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
 - All interior walls painted Birchwhite throughout.
 - **Smooth ceilings on main level** (excluding open to above), bathrooms and laundry room. Upper level hall and bedrooms with stippled ceilings with 4" (+/-) smooth border.
 - 13" x 13" (modular size) ceramic tile flooring in kitchen, foyer, powder room, main and ensuite bathrooms, mudroom and laundry room as per plan.
 - Ceramic 8" x 10" (modular size) to shower walls & ceiling with 2x2 mosaic ceramic on floor. Ceramic 8" x 10" (modular size) to bathtub enclosure full height, excluding ceiling.
 - **3 1/4" (+/-) prefinished engineered hardwood in stained finish on main level, upper level hall & loft**, where applicable, **and stair landings**, excluding tiled areas.
 - 35 oz. broadloom with 11mm under-pad in all bedrooms.
 - Custom designed quality kitchen cabinets with extended kitchen uppers.
 - **Quartz countertop in kitchen with undermount double stainless steel sink with single lever faucet with pull-out spray.**
 - All bathrooms & powder room vanities with laminate countertops, topmount sinks with single lever faucets.
 - Space provided for dishwasher, including plumbing rough-in at kitchen sink and electrical rough-in under subfloor at dishwasher space for future hook-ups (does not include installation).
 - Quality 1 3/4" pickets with oak railing or level 1 black metal pickets, excluding basement.
 - **9' high ceilings on main level on 32', 38' & 45' product. 10' high ceilings on main level on 50' product. 9' foot ceilings on upper level for all product.**
 - **Oak stairs from main level to upper level to be stained**, if applicable.
 - 4 1/8" (+/-) colonial baseboard trim and 2 3/4" (+/-) colonial series casing
 - **7' interior doors on main level for 32', 38' & 45' product, 8' interior doors on main level for 50' product**, excluding garage to house door and/or any side/rear door(s). **7' interior doors on upper level for all product.**
 - Brushed nickel finish interior levers. Exterior hardware to be brushed nickel.
 - Mirrors in all washrooms.
 - Linear gas fireplace in family room.
 - Ducts sized for future air conditioning.
 - Rough-in alarm to main level only.
 - Rough in for central vacuum, drops to garage. Network Cat5e pre-wiring rough-in in all bedrooms, family room, den/home office and loft. Cable T.V. rough-in in family room. Exact location of rough-ins at Vendor's discretion.
 - Home to be left in broom swept condition. One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service.
 - Vendor will not be responsible for damages not reported on the pre-delivery inspection.
- All dimensions referenced to above items are all approximate and are at Vendor's discretion. All of the items listed shall be from Vendor's designated standard samples and subject to change without notice.**

RCH Watersand Properties Inc.

Quality Features - Townhomes

- Lot graded and fully sodded to the requirements of the City, Town or Municipality.
- Paved driveway. Vendor provides base coat. Finish coat will be done by Vendor at Purchaser's expense as set out in APS.
- Pre-cast concrete slab walkway to front entry.
- Concrete porch steps.
- Poured concrete 8' (+/-) basement walls with damp proofing and weeping tiles.
- Storage room in basement, as per plan.
- Quality brick to exterior and/or stone/stucco. Sides, rear and other section where required by design, will be constructed of vinyl siding, aluminum siding, wood or other approved materials due to architectural specifications or treatments.
- Vinyl or aluminum soffit. Aluminum eavestrough, fascia and shutters.
- Self sealing asphalt shingles.
- Insulated metal clad front entry door(s) to house with glass insert.
- Vinyl casement & fixed windows on fronts, sides and rear elevations. Vinyl sliding windows in basement.
- All windows and doors are fully sealed or caulked.
- Garden door or sliding patio door at main level & upper level balconies, as per plan.
- Garage doors with window inserts.
- Engineered floor system on ground, main & upper levels. OSB DryGuard subfloors on ground, main & upper levels.
- Wood stud partywalls.
- Insulated as per Ontario Building Code.
- High efficiency gas forced air furnace. HRV system (simple method). Includes duct cleaning.
- **Central air conditioning in 15' towns only.**
- Electric hot water tank on rental basis.
- Copper wiring throughout house from Hydro panel (per E.S.A. specifications).
- Exterior waterproof electrical outlet receptacles. Electrical outlet in garage. Garage ceiling outlet for future garage door opener.
- 100 AMP electrical service with circuit breaker panel.
- 240V cable and outlet for stove and dryer.
- Electrical light fixtures in all rooms.
- Decora plugs and switches in finished areas.
- Kitchen hood fan (vented to exterior).
- Pex water piping.
- White plumbing fixtures. Water line for fridge.
- Single laundry tub with taps.
- Shower stall with posi-temp pressure balancing valve, shower light and clear glass shower door.
- Posi-temp pressure balancing valve in tub/shower.
- One exterior hose faucet and one hose faucet in garage.
- Smoke detectors on all floors & all bedrooms (smoke detectors in bdrms include strobe light). Carbon monoxide detector in uppermost hall.
- All interior walls painted Birchwhite throughout.
- Stippled ceilings with 4" (+/-) smooth border throughout except, kitchens, bathrooms and laundry.
- 13" x 13" (modular size) ceramic tile flooring in kitchen, foyer, powder room, main and ensuite bathrooms, mud room and laundry room as per plan.
- Ceramic 8" x 10" (modular size) to shower walls & ceiling with 2x2 mosaic ceramic on floor. Ceramic 8" x 10" (modular size) to bathtub enclosure full height, excluding ceiling.
- **3 1/4" (+/-) prefinished engineered hardwood in stained finish on ground level hall only, main level, upper level hall only and stair landings**, excluding tiled areas.
- 35 oz. broadloom with 11mm under-pad in all bedrooms, including bedroom 4/home office on ground level.
- Custom designed quality kitchen cabinets with extended kitchen uppers.
- **Quartz countertop in kitchen with undermount double stainless steel sink with single lever faucet with pull-out spray.**
- All bathrooms & powder room vanities with laminate countertops, topmount sinks with single lever faucets.
- Space provided for dishwasher, including plumbing rough-in at kitchen sink and electrical rough-in under subfloor at dishwasher space for future hook-ups (does not include installation).
- Quality 1 3/4" pickets with oak railing or level 1 black metal pickets, excluding basement.
- **9' high ceilings on ground level, 9' high ceilings on main level, 8' ceilings on upper level.**
- **Oak stairs from ground level to main level and main level to upper level to be stained**, if applicable.
- 4 1/8" (+/-) colonial baseboard trim and 2 3/4" (+/-) colonial series casing.
- **7' interior doors on ground and main level floors**, excluding garage to house door. 6'8" interior doors on upper level. Doors to be 2 panel square top smooth finish.
- Brushed nickel finish interior levers. Exterior hardware to be brushed nickel.
- Mirrors in all washrooms.
- Ducts sized for future air conditioning for 20' towns.
- Rough-in alarm to 1st ground level only.
- Rough in for central vacuum, drops to garage. Network Cat5e pre-wiring rough-in in all bedrooms, family room and home office. Cable T.V. rough-in in family room. Exact location of rough-ins at Vendor's discretion.
- Home to be left in broom swept condition. One, two and seven year warranty under TARION administered and supported by the Vendor's "Excellent Service" rating for after sales service. Vendor will not be responsible for damages not reported on the pre-delivery inspection.

All dimensions referenced to above items are all approximate and are at Vendor's discretion. All of the items listed shall be from Vendor's designated standard samples and subject to change without notice. E. & O.E. November 2023