



FEATURES & FINISHES

— PHASE 1 —



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ENERGY EFFICIENT FEATURES FOR ENERGY SMART LIVING

1. Clay brick is one of the original energy conservation tools. Due to its mass, it prevents temperature extremes on the outside of your home from affecting the temperature on the inside of your home. This process is called thermal lag, and it translates into greater year-round comfort and energy savings.
2. Attic vents are a vital part of keeping fresh air circulating through this area. Proper attic ventilation extends the life of a roof and reduces problems because it minimizes the temperature differential between the attic and the air outside. Trapped heat and moisture can raise energy costs, cause ice dams, and damage the roof. Effective ventilation will remove moisture and heat from the attic creating a healthy home – both for the structure and the occupants.
3. All exterior doorframes and windows are installed with a vapour barrier and fully caulked to assist in the effectiveness of your home's thermal envelope. Proper caulking and weather stripping alleviates drafts and helps your home feel warmer when it's cold outside and helps keep your home cooler in the summer.
4. Energy Star® rated low e/argon filled windows with warm edge spacers, where shown on plan on the main and second floor. Energy efficient windows save money each and every month.
 - Low e (which stands for "low emissivity") glass is coated with a microscopic, virtually invisible, metallic oxide layer that improves thermal performance. This microscopically thin coating filters the sun's energy in the summer and reduces heat loss in the winter. Not only does it make your windows more energy efficient, it also provides some protection from harmful UV rays that can fade your flooring, furniture and window coverings.
 - Argon gas is an odorless, colorless, tasteless, non-toxic, inert gas, which is six times denser than air. It is used to replace air between the glass panes to reduce temperature transfer.
 - A warm edge spacer system wraps around the perimeter of the glass to improve thermal performance, reduce condensation, wintertime heat loss and summertime solar heat gain.
5. Energy saving metal clad insulated non-warp entryway door systems with white frames, (where applicable) with weather-stripping to ensure a tighter seal. These entry door systems also have a bottom expander with a vinyl sweep to keep that seal. An energy efficient door will greatly decrease drafts in your house, which will in turn decrease your utility bills. Heat and air conditioning will stay in, therefore decreasing running time of your units.
6. Energy Star® rated rear sliding patio doors (where shown on plan) with glass transoms with white frames, featuring low e/ argon filled glass panels. They operate smoothly and reliably, help lower heating and cooling costs and make homes more comfortable and secure.
7. Programmable Lennox i-Harmony 2 (DUAL) Zoned thermostat system, with Lennox i-comfort WiFi control. The iHarmony Thermostat allows the homeowner to change the temperature in specific "zones" in the home with a touch of the screen or from your smartphone. Programmable thermostats automatically adjust your home's temperature settings allowing you to save energy while you are away or sleeping. They are more convenient and accurate than manual thermostats and improve your home's comfort, save money on utility bills when used properly. Programmable thermostats are better for the environment by using less energy this helps reduce greenhouse gas emissions associated with energy production.
8. Energy-efficient water saver showerheads. These water saving, or low flow shower heads, significantly reduce the consumption of hot water within the home and result in lower utility bills and less wasted water.
9. Stylish, low consumption, toilets that dramatically reduce water consumption while providing reliable performance and efficiency. Studies show the highest percentage of water used within the home, is attributed to waste water from toilets. Studies also show using low consumption toilets can save an average of 57% of water consumption compared to older models.
10. Forced air, minimum 96% high efficiency, 2-Stage, 2-Zoned gas fired furnace with electronic ignition and electronically commutated motor. Ducting is also sized to accommodate future installation of a cooling system. Dual zoned HVAC system lets you customize the comfort in your home by reducing heating and cooling to unused rooms. Dual zoning can save you up to 35% in energy costs when used with a programmable thermostat.
11. Rental High Efficiency Condensing, Energy Star qualified hot water heater with electronic ignition, sealed combustion and power vented to push combustion gases to the exterior.
12. All homes will be equipped with an ERV – Energy Recovery Ventilator. It maintains indoor air quality that results in a consistent supply of fresh air throughout the year. In the Summer, when humidity is high, the ERV limits the amount of humidity coming into the home. In the Winter, when humidity is low, the ERV limits the amount of humidity exhausted from your home.
13. Insulation: The insulation system in your home is designed to reduce the natural movement of heat from warmer to cooler areas. Properly installed, it protects your home as a thermal retarder that helps reduce costly energy bills during heating and cooling seasons.
 - R31 expandable spray foam insulation over garage ceilings and exposed soffits with habitable space above for additional heating and cooling control. Expandable spray foam insulation is an open cell, soft foam insulation that is sprayed into cavities as a liquid and expands 100 times its volume to seal a cavity. It effectively reduces air infiltration which can be the largest source of heat and cooling loss in your home.
 - R60 Blown Roof Insulation – to reduce heat transfer through your roof means as much as 1/3 of your heating costs can escape through this area.
 - R20 Fibreglass Insulation plus Sheathing to 2" x 6" Exterior Walls. A home's structural integrity starts with its exterior walls and 2" x 6" wood stud exterior fabrication sets the standard for high quality construction.
 - R20 Basement Wall Insulation keeps your unfinished basement warmer, more comfortable and makes the floors above warmer, in addition to keeping energy costs down.
14. Drain Water Heat Recovery (DWHR). This process recovers the heat transfer from designated drain(s) in your home to effectively provide warmth to incoming cold water prior to entering the water heating system. Ontario is the first place in North America to formally recognize the advantages of this system by including this device on its list of allowable energy saving items.
15. Self-sealing electrical boxes, molded from a high-strength resin, perform in a wide range of temperature conditions. These boxes are environmentally friendly and more energy efficient than typical metal boxes.

DISTINCTIVE EXTERIORS & QUALITY CONSTRUCTION

16. Impressive architectural details feature: enduring exterior style with genuine clay brick and masonry stone from Brampton Brick, Renaissance® Shadow Stone Building Stone by Arriscraft™, HardiePlank® fibre cement siding – with accents and frieze board, keystones, banding and sills, brick soldier coursing, brick arches, covered and/or recessed front entries, decorative columns, pre-finished aluminum frieze board and other masonry detail as per applicable elevations.
17. Colour co-ordinated pre-finished aluminum ventilated soffits with pre-finished fascia, 5" eavestrough and downspouts.
18. Architectural Shingles Featuring a Limited Lifetime Warranty. These quality shingles provide a distinctive look and protect your home from the elements.
19. Bay windows to be finished with pre-finished metal roofing and raised seams where shown on plans.
20. Spruce 3/8" plywood roof sheathing provides for a stronger more durable roof structure.
21. Screens will be installed on all operating windows.
22. The basement windows will be maintenance free, one egress window 47"W x 35"H will be installed with others being oversized 30"W x 24"H vinyl sliders. (Where allowed by setbacks - window wells may be required, subject to grade.)
23. Inlaid glass panel on front entrance door(s), as per plan.
24. The front entrance door(s) will be complemented with an elegant grip set featuring a satin nickel finish.
25. Wall mounted decorative exterior address plaques.
26. Safety door closer on door from garage to interior (where applicable) with deadbolt.
27. Barmac Manor House garage doors. These exceptional sectional roll-up doors feature decorative plexi-glass panels, heavy-duty springs and long life rust resistant door hardware.
28. Garage floor to be poured concrete.
29. Garage walls and ceiling (with the exception of any concrete wall or concrete block wall) will be drywalled and taped and left unsanded.
30. Pre-cast concrete slab walkway from driveway to main entrance door. Any applicable rear patio will be pre-cast concrete slabs.
31. Driveways are fully paved in a two-step operation including basecoat and finished asphalt topcoat at no extra charge.
32. Front porches will be poured concrete over a cold cellar, as per applicable plan.
33. Cold cellars will be vented and include a door, interior light and floor drain and window.
34. The entire lot, front and back to be graded and sodded, where applicable.
35. Two exterior frost free hose faucets and two exterior weatherproof electrical outlets with ground fault interrupters (GFI).
36. Engineered Floor Joist System. This strong and quiet system comprising of an Engineered Subfloor that is glued and screwed down to the I-Joists. It is recognized as the most effective method for vibration reduction, reducing the possibility of squeaking.

While most joists are made so openings can be cut into them, the engineered joist comes with engineered openings, guaranteed to maintain the structural integrity of the joist for the life of the home.

37. Engineered 3/4" Subfloor System. This engineered subfloor solution features a patented tapered edge technology designed to offset the effects of moisture. The bottom line is a solid, structural floor that goes down flat and stays flat.
38. Steel beam construction in basement of detached homes.
39. The basement walls are poured concrete with heavy-duty damp proofing, weeping tiles and drainage blanket for additional water penetration protection.
40. The basement floor will be poured concrete.
41. Where decks are required at the rear patio (on non-walk-out basement conditions) a 4' x 7' (approximately) wood deck with stairs to grade will be installed.
42. Where walk-out basement conditions are applicable, the following features are included in the premium: sliding basement door, rear basement vinyl casement window, step down brick veneer construction, a non-protruding Juliet balcony with railing and no stairs off the main floor rear door, an additional light and GFI electrical outlet.

EXCEPTIONAL & STUNNING INTERIORS

43. 2 storey homes feature 9-foot basement ceilings, 9-foot main floor ceilings and 9-foot second floor raised primary bedroom ceilings with 8-foot ceilings on remainder of the second floor. All ceiling heights are approximate and may vary due to mechanical and structural requirements. 3 storey homes feature 9-foot basement ceilings, 9-foot ground floor ceilings, 9-foot second floor (main floor) ceilings, 9-foot 3rd (upper) floor primary bedroom ceilings with 8-foot ceilings on remainder of the 3rd (upper) floor. All ceiling heights are approximate and may vary due to mechanical and structural requirements.
44. Cathedral, raised and vaulted type ceilings, as per applicable plan/elevation.
45. Contemporary trim package features 5 1/2" flat styled milled baseboard with matching 3 1/2" flat styled milled trim for all doors, closets, archways and window casings on the main and upper floors.
46. Distinctive "Carrara" smooth double panel passage and closet doors with quality antique nickel finish lever handles.
47. All interior trim work and interior walls will be painted white from the Vendor's designated selection.
48. Elegant main floor oak stairs, with oak handrail and square pickets (1 5/16"), in a natural finish. Any applicable staircase landing will be completed with pre-finished strip hardwood flooring, from the Vendor's designated selection.
49. 50" electric linear fireplace, Modern and Linear capturing the charm and ambiance of a real fire with edge-to-edge glass offering a flawless panoramic view of the dazzling flames from any angle. (Where shown as standard on plan.)
50. Main floor ceilings are completed with a smooth finish and painted white (including ground floor for 3 storey homes), second floor (third floor for 3 storey homes) ceilings will be finished with stipple and flat edge border, bathrooms and second (third) floor laundry rooms (if applicable), will have a smooth finish.

VISIONARY KITCHENS

51. Quartz counter for your kitchen, Townwood is proud to provide you with the natural beauty of a quartz countertop. Quartz adds luxurious elegance and refinement to your kitchen as well as value to your number one investment, your home. (From Vendor's designated selection.)
52. Your choice of Fine Kitchen Cabinetry featuring solid frame doors in maple, oak, laminate or painted MDF finish in a wide and beautiful variety of colours and trendy styles to make your kitchen uniquely your own, from the Vendor's designated 1st level upgrade selection. Your kitchen will feature extended uppers, doors with removable, self adjustable, snap on hinges for easy cleaning, full cabinets with backing, matching kicks, back panels (where applicable) with dummy doors, drawers with metal slides and 5/8" solid bottoms and pantries where shown on plans. All kitchen cabinetry designs provide for future installation of standard size free-standing kitchen appliances.
53. Show off your beautiful kitchen with a ceramic backsplash, double-compartment stainless steel undermount sink featuring a stylish single lever chrome faucet, with a pull out spray. (From Vendor's designated selection.)
54. Kitchen hood fan, in white vented to the exterior.

DAZZLING BATHROOMS & LAUNDRIES

55. 36" High bathroom and powder room vanities feature solid frame flat panel doors in a wide variety of styles and colours, from the vendor's designated selection.
56. Quartz counters completed with undermount sinks for all bathrooms and powder room, from the Vendor's designated selection.
57. Vanity mirrors with beveled edge (where shown on plan) in washrooms, with wall mounted make-up lights over each vanity.
58. Temperature balance control valves in bathroom shower enclosures.
59. Powder room will feature a decorative mirror with beveled edge and ceiling light.
60. Separate shower stalls (where shown on plan) to be finished with a marble cap on shower curb and any applicable half walls and ceramic shower base on concrete. Where applicable, glass shower walls to be 6ml glass with steel framing and shower door, from Vendor's standard selection.
61. Relaxing free standing bathtub in Primary ensuite. (Where shown on plan.)
62. Acrylic tubs with extra deep soaking area (20") and decorative skirting for washrooms, (where shown on plan).
63. Quality imported ceramic tiles (8" x 10", 6" x 8") for bathtub and shower enclosure walls, up to and not including the tub enclosure ceiling and imported ceramic tiles (12" x 12") for bathroom floors. All tiles to be chosen from the Vendor's designated selection. All thresholds for ceramic floor tile are completed with nickel colour tile edge.

64. Laundry rooms for the main or second floor, complete with laundry tub enclosed in a cabinet completed with a Quartz counter and wire shelf above where shown on plan. (From the Vendor's designated selection.)
65. Pex flexible tubing plastic plumbing and fitting systems. The high strength and flexibility of this product make it ideal for water distribution throughout the house.
66. Shut off valves will be installed for all sinks and toilets.
67. A rough-in three-piece washroom is located in the basement, as per plan.

RESPLENDENT FLOORING

68. 3-1/2" x 3/4" Pre-Finished Hardwood Flooring, in a STAINED or natural finish throughout the main and second floors (third floor if applicable) except for tiled areas, from Vendors standard Level I selection. (Conditions apply.)
69. Imported 13" x 13" ceramic tiles are provided for the front entrance, kitchen, dinette, laundry room (excluding basement laundry room), powder room and bathrooms, as per plan and from the Vendor's designated selection. All ceramic flooring is laid on a scratch coat. All thresholds for ceramic floor tile are completed with nickel colour tile edge.
70. Any main or second floor areas with a solid material finish will have wood trim molding installed to compliment the 5 1/4" baseboard trim.

LIGHTING, ELECTRICAL & HOME AUTOMATION

71. 200 amp electrical service (minimum) with automatic circuit breakers and copper wiring throughout, in accordance with E.S.A. and O.B.C requirements.
72. Rough-in for an Electrical Vehicle Charging System in garage. (Location determined by Vendor.)
73. One overhead electrical outlet in ceiling of garage.
74. Carbon Monoxide Detector with audible alarm and Wired in smoke detectors with strobe lighting to be mounted in areas specified by the Ontario Building Code. Properly maintained carbon monoxide and smoke alarms can save lives, reduce the risk of injury and property loss.
75. Interior and exterior light fixtures and door chimes are pre-selected by Townwood® and installed in pre-determined areas.
76. All bedrooms will have overhead light fixtures. Your family room, living room and dining room will be equipped with an overhead receptacle for future installation of a fixture.
77. Your choice of 10 pot lights (all applicable switches included), from Vendors designated selection, to be installed in rooms of your choice (main floor only.)

78. Standard white "DECORA" switches and receptacles throughout as per Builder's specifications.
79. Rough-in central vacuum outlets with piping and electrical in garage.
80. ON.Q Home Connection Center from legrand®. Your new home will feature a centralized Home Connection Centre – the superior way to route traditional home wiring. The Home Connection Centre is where entertainment and communication comes together. Signals from the outside world (telephone, cable TV, satellite, Internet) enter the Home Connection Centre and are distributed throughout your home via RG6 coaxial cable and Cat 5e cabling to efficiently handle transmissions for phones and high-speed internet. Finished outlets are installed throughout the house providing access points for cable TV, phone or the internet. Telephone jacks will be installed in all family rooms/great rooms, kitchens, bedrooms, computer areas and home offices/library/dens. Computer networking lines will be installed in all great rooms, family rooms, bedrooms, computer areas and home offices/library. Cable TV outlets will be installed in all bedrooms and family rooms/great rooms.
81. Pre-wired for future security system for all openings on the main level only. (Ground level for 3 storey homes.)
82. Exhaust fans are provided in all washrooms.
83. Heavy-duty wiring and plug receptacles for the kitchen stove and dryer, where gas is not supplied. Exterior venting for a dryer and plumbing for an automatic washer is provided.
84. Arc Fault Circuit Interrupter (AFCI) duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc, in order to prevent electrical fires, from Vendor's specifications.
85. An electrical Ground Fault Interrupter (G.F.I.) outlet for small appliances is installed for all washrooms.

TOWNWOOD HOMES & "H.E.R.S." Home Energy Rating System. All of our designs have been reviewed and assessed by a third-party Certified Home Energy Rating System (H.E.R.S.) Rater. ALL TOWNWOOD Homes will be built to exceed the current Ontario building code requirements. The Certified H.E.R.S. Rater initially determines the "projected rating" of each TOWNWOOD Home prior to construction, by reviewing our energy features such as insulation, windows, heating & cooling system, water heating in addition to our standard building practices. When your home is complete and prior to closing the Certified H.E.R.S. Rater will return to the home to verify the energy features installed and also determines the homes air tightness after which the "confirmed rating" of the home is established. On the H.E.R.S. Index the lower the score the better. A Certificate is issued for each TOWNWOOD Home which shows the H.E.R.S. rating compared to the Ontario Building Code.

ALL ITEMS ALLOWING THE PURCHASER A CHOICE OF COLOURS AND / OR MATERIALS FOR THE ABOVE WILL BE FROM THE VENDOR'S DESIGNATED SAMPLES.

THE VENDOR shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality or available than that provided for herein. The determination of whether or not a substitute material is of equal or better quality or available shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes.

THE VENDOR shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling either as shown on the sales brochures, renderings and other plans and specifications therefore reviewed and approved by the Purchaser, or, to

construct such Dwelling on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout. Construction of a reverse mirror image Dwelling plan is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling type hereinbefore described. Further, in the event the Vendor determines, at its sole discretion to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications therefore reviewed and approved by the Purchaser, necessitating a step or series of steps to the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, the Purchaser hereby irrevocably agrees to accept such without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling type hereinbefore described.

THE PURCHASER acknowledges and accepts that he has read and understands the preceding list of standard features and inclusions. ORAL REPRESENTATIONS DO NOT FORM PART OF NOR CAN THEY AMEND THIS AGREEMENT.



