



STANDARD FEATURES AND FINISHES – SCHEDULE ‘S’

KITCHEN FEATURES:

- Wide selection of styles & colours of cabinetry and hardware
- Double stainless-steel sink with single lever polished chrome faucet
- Laminate countertop
- Dishwasher opening complete with electrical and roughed in plumbing
- White range hood vented to exterior

LAUNDRY ROOM:

- Heavy-duty wiring and receptacle for dryer
- Taps and drain for washer connection
- Dryer venting to exterior
- Laundry tub as per plan

BATHROOMS:

- One piece acrylic tub/shower surround in main bath with curtain rod
- Walk-in shower stall in ensuite with curtain rod
- Water saving toilets
- Full width vanity mirrors
- Single lever polished chrome faucets
- Vanity sink(s)
- Wall mounted vanity lighting over mirrors
- G.F.I. electrical outlet
- Ceramic towel and paper holder accessories

STANDARD FLOORING:

- Premium vinyl flooring in kitchen, bathroom, laundry room & foyer
- 40 oz. carpet in all halls, living room, bedrooms, den & optional sunroom
- Sub-floor 5/8 inch OSB

STANDARD INTERIOR FINISHINGS:

- Colonial 800 series interior doors
- Colonial style baseboards and casings
- Ceiling lights in all areas except living room
- Switched receptacles in living room
- Décor switches installed as per OBC
- Electrical outlets installed as per OBC
- All interior doors are fitted with lever handles
- Smoke and carbon monoxide detectors in crawl space and main floor
- Electrical door chimes at front door
- All interior walls finished with 1 coat primer, 1 coat painted white only
- Textured ceilings with 4” smooth borders except in the kitchen, laundry and bathrooms where ceilings are smooth

ADDITIONAL STANDARD FEATURES:

- High efficiency propane forced air furnace heating system
- HRV (heat recovery ventilating system) installed and balanced to supply continuous flow of fresh air throughout your home
- Electrical panel based off current OBC requirements
- Rental hot water heater
- Insulated to current OBC standards
- 2 phone and 2 cable outlets
- One electrical exterior outlet front and rear of home
- Crawlspace entry from inside the garage
- Windows and doors sealed with low expansion foam insulation
- Central air conditioning

EXTERIOR FEATURES:

- Colour coordinated, architecturally controlled and coordinated maintenance free exteriors
- Poured foundation and crawlspace floor under entire house including optional sunroom
- Exterior walls to be 2 x 6
- 25-year self-sealing shingles
- Poured concrete garage flooring
- Roll-up panel garage door in white
- Patio door with screen door as per plan
- Vinyl casement windows throughout
- Steel exterior man doors as per plan
- Main entrance door comes with a window insert and decorative hardware with a 1” projection deadbolt
- All lots are sodded front, back and sides
- Each lot comes with one shade tree at the front
- Hose bib located in garage and rear of house

ALLIANCE HOMES LTD. WARRANTY:

One and Two year Warranty*
7 Year Major Structural Defect Warranty*

Purchaser agrees to pay Tarion enrollment fee as an adjustment on closing.

Square footage measurements are calculated as per Tarion formula.

All materials and construction are done in accordance with the Building Codes set out by the Township & Province.

NOTE:

Architecturally selected and controlled exterior colour packages. Colour and upgrade selection to be made at Décor Centre from vendors samples. All selections are final. Purchaser may be required to reselect colours or materials as a result of unavailability or discontinuation. Homes may be sited standard or reverse as engineering and grading conditions demand. Minor variations may occur from Vendors floor plans, house elevations and samples. Location and size of windows and doors may vary with walk-out/look-out or deck conditions. All dimensions are approximate. Furnace/hot water tank may vary from location shown. The Purchaser is responsible for attaching vent to dryer.