



MILLENNIUM HOMES LIMITED

“Good Design Available to Everyone”

STANDARD FEATURES

as at 7 April 05

Specifications are Subject to Change without Notice

Computer Assisted Design Service

RE: Civic Numbers 12, 18, 20, 23 Parr Blvd., Plan 51M-650, Township of Springwater

A. QUALITY CONSTRUCTION

1. Millennium Homes Limited warrants that it is registered with the Tarion Warranty Corporation (Registration No. 22927) and that the aforementioned home to be built shall be enrolled therein. The cost for such enrolment is to be reimbursed to the vendor by the purchaser on closing. A Homeowner Information Package is available from the Tarion Warranty Corporation and the vendor will deliver one to the purchaser at or before the Pre Delivery Inspection.
2. Low maintenance all brick exterior.
3. Low maintenance aluminum fascia, soffit, eavestroughing and rain water downspouts.
4. Poured concrete front porch.
5. Exterior walls to be 2" x 6" stud construction with R19 insulation; ceiling with R31 attic insulation; vaulted ceiling, if any, R20 insulation; R12 basement wrap insulation to 2 feet below outside grade.
6. Truss Joist "Silent Floor" System with 23/32" OSB or 5/8" spruce plywood subfloor, at vendor's choice.
7. 9/12 pitch roof on every home.
8. 25 year self-sealing asphalt shingles with preformed metal valleys.
9. 8' high ceilings on the main floor.
10. Doorways are 2'-8" wide or wider, where possible, to accommodate wheelchair access.
11. Stub walls in the master closet to increase storage capabilities.
12. All windows to be white vinyl thermo pane; all main floor and second floor, if any, windows to be casement style; garage window is a slider; all basement windows to be poured-in-place white vinyl sliders; all operating windows to have screens.
13. Insulated steel clad entry door systems on all exterior doors.
14. 16' x 12' Deck.
15. Oversize standard 28' x 28' garage with a stairway to the basement.
16. Low maintenance white insulated metal sectional roll-up 10' x 8' garage doors which are 2' wider and 1' higher than the industry standard to accommodate vans, SUVs and pickup trucks.
17. Unfinished basement except for the small area at the base of the main stairs.
18. 8' high basement ceilings, a full 6" higher than the industry standard.
19. 30" high basement windows that have been lowered. No window wells.
20. Poured concrete and/or concrete block foundation walls, at vendor's choice. Concrete garage floor is cut to control cracking.
21. Foundation drainage system with sump pump. No storm sewers. Community municipal water supply with septic sanitary system. No sanitary sewers. Natural gas.

B. PLUMBING

1. Ledge backed double stainless steel kitchen sink with Moen single lever chrome faucet.
2. All main floor finished bathroom/washroom fixtures to be white including the main bathroom fiberglass tub with acrylic finish and roof. Master ensuite soaker tub, if any, does not have a roof. All taps and accessories are to be chrome. Pressure balanced water supply to control water temperature in main floor shower(s). All taps to be Moen single lever except laundry tub taps which are to have separate taps for hot and cold plus separate hot and cold taps for clothes washer. Free standing plastic laundry tub, if any, to be 22" x 22".
3. One exterior hose bib located at rear of house plus one located in the garage.
4. Rough-in basement washroom (drains only) including toilet, sink, tub and sewage basket.

C. HEATING

1. High efficiency gas fired forced air furnace with ducting for future air-conditioning.

2. Heat Recovery and Ventilation (HRV) system.

3. Vent for clothes dryer to outside.

D. ELECTRICAL

1. 100 amp. electrical service with circuit breaker panel. Copper wiring throughout.
2. Interconnected electrical combination carbon monoxide / smoke detectors. One per floor including the basement.
3. Purchaser to supply his/her own electrical fixtures. Vendor agrees to install the electrical fixtures supplied by the purchaser, at the vendor's expense.
4. Interior plug and switch covers to white "Decora".
5. All closets, except linen closets, to have a light and switch.
6. 2 ceiling electrical plugs for garage door openers (by others).
7. Granite home number with pot light.
8. Two central vacuum outlets roughed-in on main floor in central location into the immediate area of the joist space of basement ceiling below.

E. TELEPHONE AND TV (2 telephone and 2 TV included)

1. The purchaser acknowledges and accepts that the subdivision is not serviced with cable TV such that the purchaser is responsible to obtain TV signal, at his expense, in some manner.

F. WALL, CEILING FINISH and PAINT

1. Interior finished walls painted with one prime coat and one finish coat of an off-white color throughout. Trim to be painted white.
2. White California knock-down ceiling finish that can be painted and does not fall off.
3. Rounded bull nose outside drywall corners.

G. FLOORING

1. Ceramic tile in the front foyer, kitchen, dining, master ensuite & closet, main bathroom and main floor laundry.
2. Quality 36 oz. broadloom with 7/16" underpad in the balance of the finished area of the house.

H. KITCHEN, BATHROOM and LAUNDRY CABINETS

1. A \$10,000 (excluding GST) kitchen, bathroom vanity and laundry cabinet allowance is provided for each home.

I. TRIM and HARDWARE

1. Series 800 style doors and colonial trim (4" baseboard and 2 5/8" casing) throughout finished areas. All archways are trimmed as well.
2. Cornice molding in front foyer.
3. Upgraded 3" oak handrail, 3 1/2" oak newel post, 1 3/4" oak pickets (or black wrought iron pickets) on main interior stairs at the front door.
4. Polished brass finish interior and exterior door handles.

J. LANDSCAPING

1. Fully sodded front yard to the front line of the house and garage. 700 rolls of sod to be installed from the front line of the house and garage back along the sides and back of the house and garage to whatever extent the 700 rolls will cover. The balance of the rear yard of the lot that has been disturbed during construction, if any, shall be sodded or seeded by the purchaser. The vendor shall not be required to sod or seed any areas of the lot that have been left undisturbed prior to or during construction. Treed areas, the driveway and walkway are not to be seeded.
2. Front walk made with a single row of 24" x 30" patio slabs or with driveway gravel, at the vendor's choice, from the driveway to the front step.
3. Gravel driveway.

E. & O. E.

Sales Standard Features 7 April 05