

RIVERWALK EAST



EXTERIOR FINISHES:

1. All exterior color schemes are architecturally controlled and are pre-selected by the Builders' Interior Design Team.
2. Elevations: Brick (Lower level) - Brick (Main level) - Siding (Upper level).
3. Vinyl shakes in gables as per drawings.
4. Decorative siding features.
5. Maintenance free siding, soffits, fascia, eaves, and downspouts.
6. Columns and railings as per elevation.
7. Self sealing roof shingles from Builder's pre-determined color samples.
8. Fully sodded front, side and rear yards.
9. Asphalt paved driveway with a base and finished top coat.
10. Pre-cast concrete slab walkway to front porch. Rear patio steps if applicable.
11. Metal sectional non-insulated garage door as per elevation.
12. Patio slider/garden door to rear yard as per elevation/lot.
13. Metal insulated entry door with weatherstripping to have gripset and dead bolt locking system.
14. Decorative house number to exterior.
15. Poured concrete slabs for lower level floor, garage and porch.
16. Poured concrete foundation footings and walls.
17. Foundation insulated two feet below grade.
18. Grade level to include door to rear yard or deck; grade permitting.
19. Two exterior water taps. (One in garage and one in rear or side yard).

INTERIOR KITCHEN FEATURES:

1. Stainless steel kitchen sink with single lever.
2. Faucet to suit standard laminate countertop.
3. Kitchen exhaust hood fan vented to exterior.
4. Heavy duty 220 volt electrical receptacle for stove.
5. Dedicated 110 volt electrical receptacle for refrigerator.
6. Cabinet opening provided for future dishwasher including rough-in for plumbing and electrical. Installation and hook-up of dishwasher are at Purchaser's expense and not included by the Builder.
7. Purchaser's choice of cabinets and kitchen laminate countertops from Builder's standard samples. Bath countertops from Builder's laminate standard samples.
8. Electrical outlets at counter level provided for small appliances in kitchen and bathroom's with countertops.

BATHROOM FEATURES:

1. Purchaser's choice of vanities with laminate countertops from Builder's standard samples in main and ensuite baths.
2. Purchaser's choice of ceramic wall tile in standard bathtub wall enclosure and shower stall. Tile and light included in shower ceiling. Tile and light not included in bathtub ceiling.
3. White plumbing bath fixtures throughout.
4. Powder room vanity to be cabinet style.
5. Mirrors provided in all ensuite, main bath, and powder room.
6. Exhaust fans provided in all bathrooms.
7. Single lever faucets provided for all bathroom vanities and kitchen sink.
8. Privacy locks on all bathroom doors.

FLOORING FEATURES:

1. All foyers, baths, and laundry to have ceramic tile. Main level to have laminate floors (Excluding tiled area's). Upper level to have carpet (Excluding tiled area's). Carpet on all stairs and in lower level finished area (Excluding tiled area's) from Builders' standard selections.
2. Sub-flooring to be 5/8" tongue and groove. All joints to be sanded and all sub-floors to be nailed, screwed and glued.

LAUNDRY FEATURES:

1. Single laundry tub.
2. Hot and cold water supply provided with separate drain for washing machine as per plan.
3. Heavy duty 220 volt electrical receptacle for dryer.
4. Exterior vent sleeve provided for dryer. Connection from sleeve to dryer to be completed by Purchaser after closing.
5. Waste connection for washer.

INTERIOR & TRIM FEATURES:

1. Series 800 interior doors as per plan.
2. Trim includes 2-1/4" casing and 3-1/8" baseboard.
3. Satin nickel hardware on all doors throughout interior of home.
4. Swing doors on main hall closets.
5. Gripset and dead bolt to front door.
6. 9' Ceilings on main level; 8' Ceilings on lower level & upper level.
7. Carpet grade stairs with oak pickets and rail throughout on all levels.
8. R50 attic insulation, R24 wall batt insulation.
9. Spray foam insulation under rooms above the garage.

ELECTRICAL FEATURES:

1. Circuit breaker panel type with 100 amp service.
2. All wiring in accordance with Ontario ESA Standards.
3. Light fixtures provided throughout finished areas.
4. Decora plugs and switches throughout entire home.
5. Electrical door chime at front door entry.
6. Smoke detectors and carbon monoxide detectors installed as Electrical/Building Code.
7. One exterior waterproof electrical GFI outlet at rear elevation of home; one exterior waterproof electrical GFI outlet at front elevation of home at the porch location; plus two electrical outlets in the garage; an additional outlet in garage ceiling for future garage opener. (Door opener at Purchaser's expense after closing and not provided by Builder.
8. Four (4) wired telephone locations and four (4) wired cable Locations complete with cover plates to run to the electrical panel.

HEATING & COOLING FEATURES:

1. Energy Star qualified high efficiency gas forced air furnace with programmable thermostat.
2. Installation of rental high efficiency 50 gallon hot water tank with Rental Agreement assumed by the Purchaser.
3. Ductwork sized to accommodate ventilation system.
4. Requirements for heating and for cooling; air conditioner not supplied by Builder.

PAINTING FEATURES:

1. One paint color throughout for interior walls from 3 designated choices.
2. All interior trim and doors to be painted to match wall color.
3. All ceilings to receive a knockdown drywall finish except in baths, kitchens, and laundry in which case will have a smooth finish.

TARION WARRANTY:

Kingwood Homes is Backed By Tarion Warranty as Follows:

- 1 - Year: Materials and Workmanship.
- 2 - Year: Heating, Plumbing, Electrical Systems and Building Envelope.
- 7 - Year: Major & Structural.