



# FEATURES & FINISHES OF YOUR KENMORE HOME

## EXTERIOR

- Architecturally designed and controlled exteriors and streetscapes
- Premium kiln dried 2" x 6" exterior wall construction
- Premium kiln dried 2" x 10" floor construction
- Quality Clay Brick and Stone Exteriors, as shown on approved elevations, from Builder's samples
- Custom Timber Beam accents, as per plan
- Stucco and Wrought Iron accents as shown on approved elevations, from Builder's samples
- Distinct use of Composite Wood, as shown on approved elevations, from Builder's samples
- Pre-finished, maintenance free aluminum soffits, fascia, eavestroughs and downspouts, as per plan
- Energy Star rated, High Efficiency Low E Argon gas filled maintenance free vinyl clad windows– choice of white or taupe
- Casement Windows on main and second floor - Muskoka or Colonial grills as per approved front elevations. All operating windows have screens
- Maintenance free vinyl slider windows in basement as per plan
- Choice of white or taupe aluminum porch railings, if required by grading
- Patio - Sliding Door with Transom in maintenance free vinyl or Metal Insulated Garden Door with Transom, as per plan. Standard Patio exit has two treads, 3 rise pressure treated step, unless grade required higher steps, in which case the door will be secured with a block, and it will be the responsibility of the homeowner to install steps or decking after closing
- Metal Insulated Front Entry 2 Panel Door with Transom, weatherstrip and sweeps, ¾ Glass Sidelights, as per plan
- 2 Exterior Coach lights at front elevation and 1 potlight at porch
- Elegant Interlock Stone driveway from Builder's samples
- Distinguished Address Plaque showcasing municipal number
- Amarr Series 1000 metal sectional roll-up garage door with heavy duty springs and long life rust resistant hardware
- Metal insulated door from garage to house (as grade permits)
- Quality caulking to exterior of all windows and doors
- Poured concrete basement walls and floors, porches and garage floors

- Basement exterior walls are wrapped with dampproofing drainage layer
- Steep roof pitches enhance all elevations, self-sealing asphalt shingles with Manufacturer's Limited Lifetime Warranty
- Entire lot graded and sodded to municipal standards
- Choice of Landscape Plans, professionally designed and installed

## KITCHEN AND BATH

- Choice of Quality Oak or Maple Kitchen Cabinets from Builder's samples, with 36" Upper Cabinets and Soft Close drawer clips and door hinges
- Build out Fridge Upper Cabinet with gables
- Granite countertops in Kitchen from select Builder's samples
- Opening for future dishwasher, including rough-in
- 50/50 stainless steel undermount kitchen sink
- Moen Pulldown kitchen faucet
- Stainless Steel, Over the Range Microwave exhausted to outside
- Bathroom cabinetry with choice of laminate countertop from Builder's samples
- Powder room has pedestal sink
- Mirrors over all bathroom sinks
- Bathroom fixtures are white, with chrome single lever Moen faucets, low consumption toilets
- Main bath has white acrylic tub with ceramic tile surround, from Builder's samples
- Master Ensuite with tiled shower as per plan – no glass included (must be purchased as an upgrade)
- 3 pce rough-in in basement

## INTERIOR FINISHES

- 9' wall height on main floor, and 8' wall height on second floor (Optional 10' main floor if plan allows) as per plan, except in areas where architectural details, mechanical or duct work require alteration. Optional wall heights may alter layout and dimensions.
- Hardwood on Main Floor (except in tiled areas) from Builder's samples
- Elegant stained oak railings as per plan, style selected from Builder's samples
- Stained hardwood stairs from main floor to second floor as per plan, included with 45' lot plans only

- Superior Edge Gold ¾" Engineered OSB screwed and glued
- Cambridge 2 Panel interior doors, with Lever style hardware in Satin chrome finish as per plan. "8' Tall" swing doors on main floor only, standard height on second floor
- 5 ½" baseboard with 2 ¾" trim and casings, style selected from Builder's samples
- California stucco ceilings throughout
- Interior walls to be painted with one primer coat and two finish coats of quality latex flat paint (one colour throughout) from Builder's samples. Interior trim and doors to be painted white in semi gloss finish
- Premium 36oz carpet with 8lb heavy duty underpad in second floor carpeted areas and on stairs from main to upper floor as per plan
- Energy saving insulation as per Ontario Building Code requirements
  - R22 to basement walls strapped with 2" x 4" studs, 16" on centre
  - R29.5 to 2 x 6 exterior walls
  - R60 insulation in attic
- Spray applied R31 insulation below all rooms above unheated spaces (ie garage, porch)
- Steel Beam Construction as per architects specs
- Deadbolts on all exterior doors
- Walk-Out Basement (on specified lots) with 6' Patio Slider and screen as per plan, and one 72" x 56" triple casement window with one operator, on the rear wall of basement.

## ELECTRICAL AND MECHANICAL

- 200 AMP service
- Electrical layout determined by supplier, and OBC
- 1 LED potlight over sink in kitchen, if plan allows
- Allowance provided for the purchase of LED lighting fixtures from the Builder's Supplier
- Smart Jack package - 3 network & cable ports and one network & phone port
- 2 USB enabled outlets – one in kitchen and one in Master bedroom
- 2 exterior weatherproof outlets (one in front and one in rear of home) connected to GFI safety switch
- 2 exterior frost-proof water taps (one in garage and one at rear of home)
- Rough-in for future garage door opener
- Central Vac rough-in extended to garage, with outlet
- Heavy duty stove and dryer electrical connections
- Single white plastic laundry tub in laundry room, as per plan
- Energy Star rated High Efficiency 2 stage forced air gas furnace
- Energy Recovery Ventilation system (ERV)
- Air Conditioning unit sized to home
- Programmable 'Smart' Thermostat
- Foil taping of all duct joints in HVAC system
- Energy Star rated natural gas rental water heater supplied by Kitchener Utilities, installed by Builder
- Bulkheads where required for mechanical layouts only

## WARRANTY

- For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects
- Comprehensive full one year service warranty provided by the Builder, backed by TARION Warranty Corporation
- In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially
- Purchaser will reimburse the Builder for the cost of the Warranty fee as an adjustment on closing.

## GENERAL INFORMATION

All renderings of exteriors are artist's concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better value should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixtures, and purchase upgrades from the Builder's samples subject to their timely availability from the Builder's normal supplier and provided that the same have not already been ordered for this house. Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance.

Corner lots and priority lots may be subject to special treatment which may require window changes, architectural features - bump outs, gables and minor interior modifications to balance and improve the elevations exposed pedestrian view or to the street, as per guidelines. The Purchaser accepts these changes as necessary.

When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Builder's latest sales brochure for the model type purchased.

The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras.

The Purchaser is notified due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Stairs are not included off patio when grade is more than 3 risers below patio door. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Builder's discretion to comply with Architectural Control Guidelines.

Kenmore Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and/we hereby consent to the same.

Due to increasing construction costs, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests after the offer becomes firm, must be in writing and accepted by the builder.

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