



STANDARD FEATURES & FINISHES

PREMIUM CONSTRUCTION DETAILS

1. Architecturally-controlled exterior colour schemes and streetscapes
2. Featuring James Hardie siding producing an elegant architectural front, sides and rear exteriors (as per plan)
3. Maintenance-free soffit, fascia, eaves-trough and downspouts
4. Quality self-sealing style roof shingles, with a limited lifetime manufacturer's guarantee
5. Distinctive architectural details on front elevations (as per plan)
6. Covered verandas/porches/loggias (as per plan)
7. Fiberglass or steel entry access door(s) including weather stripping and a high quality front entry grip set **
8. Premium steel panel pre-finished insulated garage doors
9. Premium quality vinyl casement style windows throughout (one operator per room).
10. Screens are provided for all operable windows with 5yr labour guarantee with limited lifetime warranty on glass & vinyl frames/sashes
11. Decorative window grilles enhance the streetscape on all front elevations (styles architecturally controlled)
12. Maintenance-free vinyl basement windows with vinyl sliders (Note: Basement window locations and sizes will vary depending on site and grading considerations)
13. High quality polyurethane caulking on all exterior windows and doors
14. Two outside "frost free" hose bibs, one in garage and one at rear of home
15. All utility connections as required
16. White broomed concrete driveway included
17. Poured white concrete broomed walkways, and pre-cast concrete steps at front and side doors (where applicable)
18. Poured concrete basement walls with damp-proofing, "bubble drainage layer" and "sock" covered weeping tiles connected to sump well
19. Poured white concrete broomed porch (as per plan) (optional cold room available)
20. Wood frame construction as per Ontario Building Code requirements
21. R20 Fiberglass PINK Insulation+ R5 continuous foam sheathing - exterior walls
22. R60 Blown Fiberglass Insulation in attic, with "Styrene Mor-Vents" and vinyl attic vents
23. Spray foam insulation in main and second floor rim joist areas
24. R17 basement insulation (R5 Comfortboard & R-12 Batts) with full studded basement exterior walls
25. Exterior doors and frames are factory pre-finished to flow with Architectural colour schemes
26. Engineered wood "I" floor joist system
27. Garage walls are insulated, drywalled, taped with one coat of primer

CUSTOM QUALITY INTERIOR FEATURES

28. Ceilings on main floor are 9' with 8' interior doors. Second floor ceilings are 8' with 6'8" interior doors (as per plan)
29. Oak stairs with oak handrail. Nosing included under all pickets where it meets the floor. Carpet grade stairs from main floor to basement **
30. Raised panel interior passage doors, complete with satin nickel hardware and door handles
31. No maintenance, easy clean, pre-finished wire shelving in all closets
32. Paint grade 5 1/2" baseboards and 3 1/2" casings throughout **
33. Square drywall corners (areas determined by Builder)
34. California knockdown ceilings for all spaces
35. PAINT: The home will receive 1 coat of primer and 2 coats of Beautitone Pro 300 (Eggshell for walls & semi-gloss for trims & doors) from vendor's colour (includes one colour choice per home) **

DREAM KITCHEN FEATURES

36. Choice of quality cabinetry with soft close drawers and doors **
37. Laminate countertops with option of stone upgrades **
38. Ceiling finish trim over upper cabinets in kitchen
39. Quality stainless steel sink as per builder standards
40. Single lever Delta faucet with pull down and spray as per builder standards
41. Two-speed stainless exhaust hood fan vented to outside
42. Heavy-duty receptacle for electric range
43. Electrical outlets for fridge and at counter level for small appliances
44. Open base cabinet for future dishwasher, with rough-in for plumbing and electrical provided (Homeowner responsible for all final hookups)
45. Tiled backsplash **

LUXURIOUS BATHROOM FEATURES

46. All washrooms are fitted with chrome faucets **
47. All showers have temperature control valves
48. Choice of quality cabinetry, featuring laminate countertops **
49. Standard hardware on all cabinets in bathrooms where vanities are provided (drawers are not included in vanity design)
50. Bathroom sink, toilet and tub fixtures will be white (ceramic accessories and toilet paper holder NOT supplied or installed to allow homeowner personal preferences)
51. Tub and separate shower stall with light (as per plan)
52. Glass shower enclosure finished with standard ceramic tile and marble threshold (as per plan) **
53. Wall mirrors NOT supplied in all bathroom vanities
54. Free-standing tub in primary ensuite (as per plan)
55. Glass shower door provided in primary ensuite bathroom shower only (as per plan)

QUALITY FLOORING APPOINTMENTS

56. Selection from Builder's standard samples
57. Level 1 Engineered Hardwood in all floor areas (excluding tiled areas as per plan)
58. Choice of quality 12 x 24 Level 1 ceramic tiles for foyer, laundry room, powder room and all bathrooms (as per plan)
59. All sub-floors are 3/4 Structurewood, and are glued, screwed and sanded
60. Optional in-floor electric heating mats in tiled areas as an upgrade

ELECTRICAL, PLUMBING AND MECHANICAL FEATURES

61. Pre-wire for cable or cat5 (choice of 4 locations throughout)
62. White Decora switches and receptacles provided throughout
63. Exterior coach-style lamps at front door and garage (as per plan)
64. Standard light fixtures provided throughout or from budgeted allowance
65. Dining room ceiling fixture to be capped
66. 24 Interior/Exterior pot lights including one per shower stall
67. Smoke, Carbon Monoxide and light warning detectors installed on every floor, including all bedrooms and basement, as per code
68. 200 AMP Service
69. Electrical outlet in bathrooms protected by ground fault interrupter
70. Electrical doorbell and door chimes
71. Exterior weatherproof electrical outlet at front and rear of home
72. Electrical ceiling outlets in garage for garage door openers (one per door)
73. Electrical panel board to be located in basement (at Builder's discretion)
74. High efficiency forced air natural gas furnace (location at Builder's discretion)
75. Rough in 3-piece bathroom in basement (as per plan)
76. Purchaser-owned electric hot water heater, installed (locations at Builder's discretion)
77. Bathroom exhaust fans vented to the exterior in all finished bathrooms

LAUNDRY ROOM CONVENIENCES

78. Laundry room (main or 2nd floor) with laundry tub (as per plan)
79. Rough-in plumbing provided for washer
80. External exhaust vent provided for dryer (Homeowner to provide and install hook-up to vent)

UTILITIES

81. Site/Lot services include: natural gas, electricity, telephone, cable, municipal water, sanitary sewer, (Homeowner may be required to install a water softener, and/or other devices to augment water properties)

GUARANTEE AND WARRANTY

All Beisel Contracting Inc homes are covered under the Tarion Warranty Corporation with 7 years of coverage against major structural defects. The Tarion enrollment fee is to be paid by the purchaser by way of an adjustment on closing. The Tarion program offers a one year comprehensive warranty for surface defects and a two year warranty for plumbing, heating, electrical systems and building envelope.

Specifications subject to change without notice. The Builder reserves the right to substitute materials of similar or better quality, should supply so dictate.

Mariposa Homes Inc. & Beisel Contracting Inc., reserves the right to exercise architectural control, to all aspects of the exterior presentation, of the homes on "Inverness Street North". E. & O. E. 5/31/24



The Vendor agrees to include the items listed below in the purchase price. Selections of interior and exterior colors where applicable are to be made by the Purchaser(s), from the Vendor's range of standard samples as provided below. ** From Builders Standards. E. & O.E.