

Finoro Homes Exclusive Features

EXTERIOR FEATURES

- Elegant street lighting.
- Architecturally distinctive exterior finishes consisting of clay brick, siding and stone.
- Boulevard trees paid for by builder, planted as per approved plan.
- Underground utilities paid for by builder.
- Poured concrete basements walls.
- Superior drainage membrane wrapped around the basement with weeping tile, guaranteed no leaks.
- Reinforced concrete porch c/w cold room with insulated steel door.
- 2 x 6 exterior house wall construction sheathed with insulation panel to reduce heating costs.
- Steep roof pitches to enhance streetscape.
- 2 x 10 floor construction.
- Purchaser has choice of builders exterior colour packages.
- Architectural features including dormers, designer porch post, frieze boards, cedar-like shakes and brackets as per plan.
- Elegant address stone above garage.
- Maintenance free siding, soffit, fascia, eaves troughs and down spouts.
- Quality design self-sealing shingles with a limited lifetime warranty. Detail metal roof as shown is optional.
- Low E Argon Energy Star maintenance free windows with screens on operator, installed with expandable foam to minimize air leakage.
- Casement windows with multi-point locking system as per plan.
- Exterior patio doors are 6' to 8' in width to allow an abundance of natural light.
- Quality exterior caulking around all window and door openings.
- Steel insulated entry door from garage with dead bolt if grade permits.
- All security dead bolts keyed alike.
- Garage insulated and drywalled.
- Stylish roll up sectional garage door with window panels.
- Final grading in accordance with approved plan.
- Full sodded front, rear and side yards.
- Pre-cast front step and walkway to driveway.
- Building location survey paid for by builder.
- Paved driveway base coat as per model home.

INTERIOR FEATURES

- 8' ceilings on main floor and second floor.
- Steel beam construction as per architect specs.
- Your choice of natural finish solid oak post or painted poplar post and railing as per plan.
- California ceilings throughout, includes kitchen and bath with smooth 4" border, except garage and closets.
- All interior trim is 2 3/4" colonial casing and 4" colonial baseboard finished in white.
- Swing doors on all closets.
- Moulded panel interior doors with quality satin chrome hardware.
- Choice of 2 colours from builders interior premium latex paint colours.
- Closet interior painted white.
- Wire shelving in all closets with 4 deeper shelves in linen and pantry.
- Larger than standard operating basement windows size 36" x 30" always white. Window wells may be required due to lot grading.

HEATING AND INSULATION FEATURES

- High efficiency York forced air gas furnace with electronic ignition.
- HRV (heat recovery ventilation system) on all single detached homes.
- Digital thermostat centrally located on the main floor.
- Ducting is sized for future air conditioning.
- 50-gallon high efficiency gas hot water tank. The purchaser(s) acknowledges that the hot water tank is a rental. (Purchaser to execute agreement with designated supplier prior to closing).
- Exterior house walls insulated to R 24.5 and flat ceilings to R 50.
- R 31 spray foam insulation in garage ceiling where finished area above.

FLOORING FEATURES

- Imported 13" x 13" ceramic floor tiles in foyer, kitchen/dinette, main or 2nd floor laundry and all bathrooms from builder samples.
- 40 ounce carpeting with underpad.
- 5/8" tongue and groove plywood sub-flooring throughout glued and screwed to prevent squeaks. All floor joints sanded before final flooring is installed.

KITCHEN AND BATHROOM FEATURES

- Custom made kitchen cabinets and vanities with wide range of door styles and finishes.
- Corner cabinet, piano hinge corner and pantry as per plan.
- Purchaser choice to have OTR rough-in/no hood fan or select microwave shelf location with white 2 speed hood fan.
- Light above kitchen sink.
- Opening for future dishwasher.
- Vent pipe installed to exterior for stove.
- Double stainless steel sink with single lever faucet.
- Laminate counter top from builders samples.
- Wall mounted mirrors above all vanities.
- All bathroom exhaust fans vented to exterior.
- Privacy locks on all bathroom doors.
- Full height ceramic tile on bathtub enclosures, from builders samples.
- Quality Moen single lever washerless taps in the kitchen and bathroom areas.
- Pop-up drains in all vanities and tubs.
- Pressure balancing valves and temperature balancing valves in all showers.
- White plumbing and ceramic bathroom fixtures.
- Energy efficient water saver shower and toilets. Toilet tanks are insulated.

ELECTRICAL AND PLUMBING FEATURES

- 100 amp breaker panel with copper wiring throughout.
- All bedroom receptacles are non-arcing type for maximum safety.
- Smoke detector in all bedrooms and on each floor with battery backup.
- Exterior soffit complete with 1 holiday receptacle.
- Decora switches throughout the home.
- Two exterior waterproof outlets.
- Two exterior water taps.
- Dishwasher wire rough in.
- All wiring in accordance with the Ontario Hydro Standards.
- Electrical outlets in all bathrooms to include ground fault interrupters (GFI).
- Extra receptacle on kitchen peninsula as per plan.
- Carbon monoxide detector.
- Rough-in for future garage door opener.
- Rough-in central vacuum dropped to unfinished area.
- Homes pre-wired for cable & phone (total of 5) with finished wall termination.
- Heavy-duty 220 volt wiring and outlet for dryer in laundry and stove in kitchen.
- Dryer vented to exterior.
- Potlights on front exterior doors including garage.
- Interior light fixture in all rooms except living room/great room, to be on switch controlled receptacle.
- Electronic doorbell at front door.
- Rough-in drains for 3 piece bathroom in basement.

WARRANTY AND GENERAL NOTES

- All Finoro homes are backed by the Tarion Warranty Corporation.
- Every Finoro home includes a one year comprehensive warranty plus a two year warranty on plumbing, electrical, heating and water penetration of the building envelope, and seven years against any major structural defects.
- The number of steps at the front porch and in the garage may vary from the plan and is subject to the grading plan.
- The decorated model homes may contain upgrades not included in the base price.
- Ceilings and walls may require bulkheads to accommodate heating, ventilation and plumbing. Mechanical equipment location may vary from plan.
- House sitings are pre-determined and may be reversed from brochure rendering.
- All renderings and maps in brochure are artists concept. Room dimensions are approximate and may vary.
- Subject to change without notice.
- See sales representative for details. E&OE.

