

CHURCHILL HOMES LTD., QUALITY FEATURES FOR BADEN COUNTRY ESTATES

CONSTRUCTION FEATURES

- 8" poured concrete foundation walls, **foundation wrap**, 4" perforated weeping tile covered in clear stone around footings, where applicable
- **2" x 6"** exterior wall construction clad with **1 inch thick rigid insulated sheathing** leading to Negligible Thermal Bridging heat loss
- 5/8" Tongue & Groove Plywood Subfloors Glued and Screwed to Floor Joists;
- quality self sealing **fibreglass shingles with a 30 year manufacturers warranty**;
- **125 Amp** Electrical Service or **200 Amp** Electrical Service on houses above 2500 sq. ft., with circuit breaker panel and copper wiring to meet Ontario Hydro specifications.
- Electrical walk through at framing stage to review location of outlets and fixtures.

ENERGY SAVING FEATURES

- **Energy Star Registered Builder**
- **Energy Star Full Height Exterior Basement Walls, Fully Insulated at R20**
- Efficient quality insulated all entry doors
- **Energy Star** rated High-efficiency Gas-Fired 2-Stage Forced Air Furnace, with Programmable Thermostat
- **Energy Star** compliant **taping of supply and return ducts in basement**
- Energy efficient insulating including R-50 attic ceilings and exposed floors, and R-20 basements, and R-19 walls.
- Installation of rental **Energy Star** condensing gas-fired 50 gallon hot water tank with rental agreement assumed by purchaser
- Installation of rental **Energy Star** rated **Drain Water Heat Recovery** unit with rental agreement assumed by purchaser
- Weather stripping on all exterior doors
- All windows installed with vapour barriers and fully caulked
- Rigid foam insulation between all windows and wall stud openings
- Spray foam insulated air seal below finished living space over garage

EXTERIOR FEATURES

- Exterior main floors are maintenance-free quality brick, where applicable, and rest of house is long-life low maintenance vinyl siding fascia, eaves troughs, soffits and down spouts are long-life maintenance-free aluminum; all exterior wood trim is primed and painted;
- Insulated non-warp metal exterior doors
- Front door fibreglass finished in wood grain, with choice of stain from builder samples, and quality Brushed Chrome or Brass hardware
- **Energy Star** rated Low E Glazed and Argon Gas Filled double pane, vinyl clad **windows** with screens by "Golden Windows"
- **windows** rated higher than required for our climate zone
- Two exterior water taps, one at rear of house and one in garage
- Three exterior electrical outlets: at rear of house, in garage and on front porch
- Complete exterior caulking
- Parging on exterior of foundation above grade
- Poured concrete front porch
- Entrance hardware
- Steel sectional roll up single garage door, sized as permitted under applicable zoning by-law

- Etched Address Stone over Garage
- Exterior Lights Flanking Garage Door
- Outside venting sleeve and heavy duty plus receptacle installed for clothes dryer
- Door chime and electrical fixtures as per builder's standard package
- Rough-in (wiring) for garage door opener

INTERIOR FEATURES

- Solid oak handrails and spindles with 3.5" newel post in finished areas, with choice of stain from builder's selection.
- Vinyl coated open wire shelving in all closets
- Interior walls 2 coats Off-White, White, Churchill Beige or Churchill Grey, latex egg-shell finish paint
- Painted interior Colonial doors and trim
- Choice of Brushed Chrome or Brass Door Knobs
- 4 Inch Tall Baseboard Trim
- 40oz. Broadloom in Living Room, Dining Room, Hallway and All Bedrooms from Builder's Samples, with 8lb Heavy Duty Underpad
- **Ceramic OR Porcelain Tile Front Vestibule & in Kitchen & in Laundry & in All Bathrooms, from Builder's Samples**
- California textured ceilings in all rooms except bathrooms
- Rough-in pre-wire for telephone and cable TV, for combined total of up to 5 locations
- Electronic smoke detector with alarm for home safety on each level
- Carbon monoxide detector
- Washer and dryer hook up
- Rough-in for future water softener (drain)
- **Wirubo Aquapex** water pipes with ABS drains
- Overhead light fixtures to be installed throughout (including bedrooms) except living room which has one switched receptacle
- microwave oven receptacle
- **9 FOOT WALLS ON MAIN FLOOR**
- rough-in to garage for central vacuum
- Decora light switches & outlets on main and upper floors of house

KITCHEN AND BATHROOM FEATURES

- **Stainless Steel Exhaust Hood Fan over Stove Ducted to Outside**
- **Energy Star** **QUIET exhaust fans from bathrooms vented to outside**
- Double stainless steel ledge back kitchen sink with chrome single lever Moen faucet
- **Third Line Plumbing with Pantry Faucet**
- Rough-in electrical and plumbing for future dishwasher
- Heavy duty cable and outlet for stove
- Ensuite to Include Soaker Tub and Separate Tiled Shower Unit With Acrylic Base Where and as Shown on Plan
- Mirror over vanity and pedestal as applicable
- Bathroom sinks or basins with Moen single lever faucets
- Purchaser's choice of vanity, if and as shown on plan, from builder's samples
- Full 4-piece washroom with sink, toilet, quality acrylic bathtub (with fully tiled wall), towel bar and toilet tissue dispenser
- Rough-in Drains for Either 2-piece or 3-piece Washroom in Basement as per Plan
- Positemp Temperature Balance Valves in All Showers

- **GLULAM STUDS** in kitchen walls for perfectly flat and straight walls and cabinets
- Custom-made kitchen cabinets and choice of hardware from builder's samples
- Drawer over door cabinets in kitchen with 36 inch uppers
- vanity drawers in bathroom where plan allows
- **Microwave Shelf** if space allows, or where shown on plan
- **Upper Cabinets & laundry tub cabinet (white) in laundry room (if finished), or laundry tub in basement**

LANDSCAPING

- Entire lot graded and sodded to municipal specifications
- Base coat asphalt paved driveway to garage (purchaser responsible for settling)
- Pre-cast concrete entry steps and walkway slabs as required

WARRANTY

- Seven year Tarion warranty registration fee paid by purchaser on closing
- Churchill Homes Ltd. registered with Ontario New Home Warranty Program since 1982

GENERAL NOTES

- Building location survey provided to purchaser
- The decorated model home may contain some optional features not included in the base price. Finishing materials and decorator items contained in any model home or sales office are for display purposes only.
- The model home landscaping is not representative of the basic landscape package but may have been upgraded to demonstrate what can be done to individualize each yard.
- All plans and specifications are subject to modifications without notice. E.&O.E. The builder reserves the right to change materials in accordance with the Tarion Warranty Program. Actual usable floor space may vary from stated floor area. Illustrations depicted are an artists concept of the completed building only. Illustrations may show optional features which may not be included in the base price. Ask your sales representative for more information.

All Prestige Homes:

- 3/4" granite counter top in kitchen from choice of 12 colours, with 1 1/2" bullnose and with under mount sink
- hardwood in lieu of carpet on main floor
- gas fireplace with fan kit, oak surround in choice of stain finish
- levered handles on all interior doors
- swing doors on all closets
- second storey vertical siding, and choice of decorative square or round posts
- 8 interior pot lights with 2 switches
- energy star air conditioning and simplified HRV system