

CHURCHILL HOMES LTD., QUALITY FEATURES FOR BADEN COUNTRY ESTATES

LANDSCAPING

- Entire lot graded and sodded to City specifications
- Base coat asphalt paved driveway to garage (purchaser responsible for settling)
- Entry steps and walkway slabs as required

CONSTRUCTION FEATURES

- 8" poured concrete foundation walls, **foundation wrap**, 4" perforated weeping tile covered in clear stone around footings, where applicable
- **2" x 4"** exterior wall construction clad with **1" rigid insulated sheathing** leading to Negligible Thermal Bridging
- **5/8" TONGUE & GROOVE PLYWOOD SUBFLOORS GLUED AND SCREWED TO FLOOR JOISTS;**
- quality self sealing fiberglass shingles with a **30 YEAR** manufacturers warranty;
- **125 Amp Electrical Service** with circuit breaker panel and copper wiring to meet Ontario Hydro specifications

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
- Energy Star rated Low E Glazed and Argon Gas Filled double pane, vinyl clad windows with screens by "Golden Windows"
- Two exterior water taps, one at rear of house and one in garage
- Three exterior electrical outlets: one at rear of house and one in garage and one 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 BRICK ADDRESS NUMBER OVER GARAGE DOOR**
- **EXTERIOR LIGHTS ON BOTH SIDES OF 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

- Natural finish solid oak handrails and spindles where and as shown on plan
- Vinyl coated open wire shelving in all closets
- Interior walls 2 coats off-white or white, latex egg-shell finish paint
- Painted interior Colonial doors and trim
- Choice of Brushed Chrome or Brass Door Knobs
- 4 Inch Tall Baseboard Trim
- **400Z. BROADLOOM IN LIVING ROOM, DINING ROOM, HALLWAY AND ALL BEDROOMS FROM BUILDER'S SAMPLES, WITH 8LB HEAVY DUTY UNDERPAD**
- **CERAMIC 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 with laundry tub
- Rough-in for future water softener (drain)
- **WIRTSBO 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 for central vacuum
- Decora light switches & outlets on main and upper floors of house

KITCHEN AND BATHROOM FEATURES

- Choice of almond or white bath fixtures
- **WHITE OR BLACK EXHAUST HOOD FAN OVER STOVE DUCTED 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 Shower Unit Where and as Shown on Plan
- Mirror over each vanity or 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 from builder's samples, choice of hardware from builder's samples
- Bank of drawers in kitchen with vanity drawers in bathroom where plan allows
- **Microwave Shelf** if space allows, or where shown on plan
- **Upper Cabinets (white) in laundry room (if finished)**

ENERGY SAVING FEATURES

- **ENERGY STAR REGISTERED BUILDER**
- **8 FEET OF EXTERIOR BASEMENT WALLS FULLY INSULATED**
- **HEATING DUCTS PROFESSIONALLY CLEANED AND FURNACE CLEANED FOR CLOSING**
- Efficient quality insulated front entry door with quality Brushed Chrome or Brass hardware
- EnergyStar rated High-efficiency Gas-Fired 2-Stage Forced Air Furnace with Programmable Thermostat

- Energy efficient insulating including R-19 walls, R-40 ceilings and exposed floors, and R-12 basements
- Installation of rental 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
- **GENERAL NOTES**
- 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. The builder reserves the right to change materials in accordance with the Tarion Warranty Program relating to builder's substitutions.
- Building location survey provided to purchaser

WARRANTY

- Seven year Tarion warranty registration fee paid by purchaser on closing
- **Churchill Homes Ltd. has been registered with the Ontario New Home Warranty Program for 25 consecutive years**

Specifications and plans are subject to change without notice. E.&O.E. 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. Rev. 2007Dec.11