



CONSTRUCTION BONUS

OVER \$25,000 IN UPGRADES

**CHOICE OF PRE-FINISHED OAK HARDWOOD FLOORING AND/OR
CERAMIC FLOORING THROUGHOUT THE MAIN FLOOR***

CERAMIC IN ALL BATHROOMS (NO VINYL FLOORING ANYWHERE!)

ENERGY STAR CERTIFICATION

**UPGRADED PVC AND/OR WOOD KITCHEN CABINETS WITH CROWN
& VALANCE MOLDINGS, GLASS DOORS, DEEP CABINET
ABOVE FRIDGE, & HIGHER CABINETS FOR 9' CEILINGS**

ALL SWING DOORS ON CLOSETS (NO SLIDING OR BIFOLDS!)

EIGHT POT LIGHTS ^^ (INTERIOR OR EXTERIOR)

**UPGRADED ENSUITE SHOWER TO 4' X 3' ACRYLIC BASE AND
GLASS AND CERAMIC WALLS**

**WALLS ARE COLOUR PAINTED THROUGHOUT - 2 COLOURS OF
YOUR CHOICE - 3 COATS OF PAINT^**

DECORA SWITCHES AND PLUGS

**BASEMENT 3 PCE PLUMBING ROUGH-IN
(NOT APPLICABLE ON ESTATE LOTS)**

UPGRADED FOAM CHIP CARPET UNDERPAD

ROUGH-IN FOR CENTRAL VACUUM SYSTEM

CHOICE OF BRASS OR SILVER HARDWARE

* Excludes: Bedrooms & Hallways to Bedrooms (Bungalows)

^ Dark colours have a surcharge

^^ Includes 2 extra switches

For a limited time only!

Specifications

Singles * Bungalows* Custom Homes



Optional Upgrades

Foundations and Concrete Floors

8" concrete foundation walls with reinforcing steel bars
4" perforated drain tile around perimeter of foundation
3" concrete basement floor with trowel finish
4" concrete garage floor with broom finish
Platon drainage system on exterior foundation walls of living areas (waterproofing)
Cement parping on external exposed foundation walls

Structural

External wall construction is 2"x 6" kiln dried studs at 16" centers with 7/16" exterior sheeting
External garage walls are 2"x 4" studs at 16" centers
Internal walls are 2"x 4" kiln dried studs at 16" centers with 1/2" gyproc
Interior of external basement walls framed to floor, 2"x4" kiln dried studs at 24" centers
Pre-engineered floor joists system at 19.2" centers
Floor sheathing 5/8" tongue and groove OSB nailed and screwed to joists, sanded at joints
Manufactured roof trusses as per engineered designs-Full height heel for better insulation
Roof sheathing 7/16" OSB with 'H' clips
9' ceiling on main floor
Engineered steel posts and beams (as per plan)
5/8" plywood underlay under ceramic floor tiles
1/4" plywood underlay under vinyl flooring

Insulation and Vapor Barrier

Exterior wall R-20 fiberglass batt insulation
Ceilings R-40 blown fiberglass insulation, R-32 Fiberglass batt insulation in cathedral ceilings
Garage ceilings with finished room above have heated cavity space with R-30 fiberglass batt insulation
Exterior basement walls R-12 fiberglass batt insulation to 2' below finished grade
6 mil. Polyethylene continuous vapor barrier
Exterior walls caulked at 2"x6" wall plates and at double studs

Exterior Finishes

Clay brick masonry or equivalent (as per plan)
Maintenance free vinyl siding
Maintenance free aluminum soffit and fascia
Maintenance free extruded vinyl windows with screens on all operable windows
All windows are ENERGYSTAR (Low-E & Argon Gas) and have thermal seal double glazing
Basement windows to be vinyl with thermal sliders and screens
One basement window to have a 54" width
Sidelights and/or transoms where applicable (as per plan)
Double glazed sliding patio door with sealed thermal units and screened sliding door (as per plan)
Steel clad, insulated, front entry door with polished brass or silver hardware and security dead-bolt, weather stripping and aluminum sill
Insulated steel door from garage including security dead-bolt, door closer, weather-stripping and aluminum sill
Embossed steel, sectional, overhead garage door
Self-sealing high grade asphalt shingles complete with manufacturer's warranty

Heating and Ventilation

High-efficiency, gas-fired, forced air furnace with 4" fresh air intake, direct vent
Duct work sized for future air conditioner
Separate switched exhaust fans in all bathrooms and powder rooms vented to exterior
Two speed exhaust hood fan over stove in kitchen, vented to exterior
Outside vent for dryer

Plumbing

Gas fired, power vented, hot water tank (rental)
Main bathroom to have enameled finish, steel bathtub with ceramic enclosures
Master ensuite to have a fiber glass soaker tub and a fiberglass one piece shower stall with glass door (as per plan)
Constant pressure, variable temperature, water valves at all showers
Low flush water conserving toilets
Quality white bath fixtures
Single lever faucets on all basins
Double stainless steel kitchen sink with single lever faucet and vegetable spray
Ceramic bathroom accessories, towel bars, paper holder and soap dish (in the tub)
Rough-in plumbing for dishwasher with separate shut-off valve
Two exterior frost free hose bibs, one in garage and one at rear
Drainage vent piping are PVC or ABS
Laundry area to have washer and dryer connections with hot and cold water taps
Fiberglass laundry tub (as per plan)
Sump pump (estate lots only)
Water well with submersible pump (estate lots only)
Septic tank and bed as per approved engineer report (estate lots only)

Electrical

100 amp service with 32 circuit breaker panel and copper wiring throughout
Smoke detectors and/or CO2 detectors on each Level
Capped dining room ceiling outlet
Ceiling fixtures in all bedrooms
Exterior light fixtures (as per plan)
One exterior electrical weatherproof outlet in front and one at rear on ground fault breaker
Heavy duty 220volt receptacle for dryer and stove, and an 110 volt outlet for washer
Electrical outlet(s) provided for future garage door opener(s)
Pre-wired with "SMARTWIRES" at 5 locations, each location to have 2RG6 cables and 2 telephone/network Cat5 wires for future outlets
Rough-in wiring for future dishwasher on separate circuit breaker
Controlled electrical outlet in Master bedroom for future ceiling fan
Builder supplied interior light fixture package
Electric door chimes
White switches and plugs
Minimum of one electrical outlet in basement

Interior Finishes

36oz Poly Broadloom
Ceramic floor tile in foyer, powder room (as per plan) and ensuite bathroom
Resilient flooring in kitchen, laundry room, main bathroom and breakfast area
Ceramic tile back splash in kitchen
Quality manufactured kitchen cabinets, vanities and counter tops
Microwave shelf or under cabinet bracket in kitchen with dedicated electrical outlet
Colonial style interior doors, baseboards, window and door trim.
Polished brass or brushed silver hardware – doorknobs on interior doors, privacy sets on powder room, main and ensuite bathrooms and master bedroom
Oak handrail and spindles with choice of natural, medium, and dark stain
White painted wood caps on half walls
Vaulted ceilings (as per plan)
Finished stairs to basement (as per plan)
All baseboards and casings are caulked prior to painting
Two coats of latex paint on all interior walls, trim and doors: one primer and one semi-gloss finish coat for all trim and doors, kitchen/breakfast area and bathrooms; one primer and one flat finish coat for all other walls.
Off white colour
Textured ceiling with a four inch décor smooth-finish surround border on main and second floors, except kitchen, bathrooms, and powder rooms which are to have a painted smooth finish
Direct-vent gas fireplace with surround brass trim and/or ceramic detailing as per builder's samples
Decorative interior wood columns, posts or wall openings (as per plan)
4 shelf linen closet (as per plan)
Single and double closet rod systems with shelves in walk-in master bedroom closet (as per plan)
Single closet rod with shelf in all other clothes closets
Rough-in for central vacuum provided

Colour Selections and Finishing

All colour and finishing selections are to be made from builder's samples
The purchaser understands that variations in colour and shade uniformity may occur and that colours, patterns, and availability of samples displayed in the sales presentation centre and model homes may vary from those available at time of colour selection

Exterior Colour Package

Purchaser can choose from the Builder's exterior colour packages. The builder reserves the right to make the final selection in order to achieve desirable streetscapes

Landscaping

Planting as per City approved landscape plans
Asphalt paved driveway (except for estate lots)
Patio slab walkway at front entrance as per landscape plan (except for Estate Lots)
Fully sodded front, side, and rear yards with nursery grown sod (except for Estate lots – rough grade only)
20' wide culvert at entrance (estate lots only)

Metric Homes is registered with Tarion (formally the Ontario New Home Warranty Program) and provides the following coverage: **1 year Comprehensive Builder's warranty** covering defects in materials and workmanship
2 year Extended Builder's warranty covering water penetration, mechanical and electrical distribution systems, exterior cladding and Ontario Building Code regulations
7 year warranty from Tarion covering Major Structural defects

Plans, Specifications & Materials are subject to Availability, Substitution & Modification without Notice E & OE

