

## SUPERB FEATURES AND FINISHES

At Geranium, our commitment to leading edge design and construction innovation allows us to create homes of the highest calibre. Classic styling meets modern living in unique designs that showcase the finest craftsmanship together with the latest technologies and the most advanced building materials and construction methods. The result is a home of lasting quality and enduring value for today and the years ahead.

### QUALITY CONSTRUCTION

1. Architecturally designed homes with genuine clay brick, precast concrete sills, vinyl siding, quoins and “maintenance free”\* Hardie Board with 25-year manufacturer’s warranty.\*\* House siting and exterior colour package selections are pre-selected and architecturally controlled.
2. Architectural features include raked and/or tooled masonry joints (Vendor’s choice) and brick detailing.\*\*
3. Exterior balcony railings with glass inserts and privacy screen.\*\* Terraces with vinyl siding half wall parapet and privacy screen, as per elevation. Patio level patio with wall or glass railing subject to grade conditions.\*\*
4. Side elevations to receive enhanced architectural details and windows, as per Architectural Control.\*\*
5. 2” x 6” exterior stud walls with wall sheathing.\*\*\*
6. Rooftop terraces and balcony flat roofs will have vinyl membrane.\*\* Patio level patio areas to have precast concrete patio stones.\*\*
7. Pre-finished “maintenance free”\* aluminum soffits, fascia, eaves and downspouts.\*\* Seamed metal roofs.\*\*
8. Wood and steel beam construction.
9. 5/8” premium engineered OSB tongue & groove subfloor,\*\*\* nailed, glued & screwed.
10. Ceiling heights — all ceiling heights to be 9’ high except for third level and rooftop terrace level which will be 8’ high.\*\*\*
11. Entry-resistant framing on all perimeter doors.
12. PEX (cross-linked polyethylene) hot and cold water lines throughout.

### COMMUNITY & LANDSCAPE FEATURES

1. One level, secured underground parking garage.
2. Visitor parking.
3. Professionally landscaped grounds.
4. Natural pond with walking trails.

## DOORS & WINDOWS

1. Maintenance free\*\* thermopane Energy Star® qualified vinyl casement windows on all elevations.\*\* Muntin bars, where shown, within the panes of glass. All windows to be double glazed with low emissive coating and argon filled gas and insulated spacer bars for greater energy cost savings. All operable windows to have screens. Some decorative windows are fixed glass.
2. All exterior door(s), windows and building perforations are foam insulated and fully caulked.
3. All exterior doors, windows and building perforations to be foam insulated and fully caulked.
4. Steel clad insulated front entry door(s) with weather stripping.\*\*
5. Thermopane exterior metal French door(s) with operating window and bug screen in the glass.\*\*

## ELECTRICAL

1. 100 AMP service with circuit breakers and copper wiring throughout.
2. Heavy-duty cable and outlet for stove.
3. One waterproof exterior electrical outlet at the patio, one at the rooftop terrace and one at the balcony.\*\*
4. Electronic smoke detectors in all bedrooms and hallways, as required by Ontario Building Code.  
Carbon monoxide detectors on all levels that have bedrooms.
5. Mechanical equipment location and orientation may vary without notice.
6. All electrical outlets and light fixtures located within all exterior walls and insulated ceilings are installed in sealed boxes.
7. Ceiling fixtures in the foyer, walk in closets, hallways, laundry rooms, kitchen and all bedrooms with Energy Star® compliant compact fluorescent light bulbs (minimum of 75% of home). Vendor supplied fixtures.
8. Two ceiling boxes in the living/dining room on a separate switch.\*\* Capped ceiling rough-in in dining room and a ceiling fixture in the living room.
9. All electrical switches and outlets to be white Décora.
10. Pre-wired for television and telephone in the master bedroom and living room.\*\*
11. All television and telephone rough-in outlets to be left as non-terminated wiring.
12. Front entry door chimes.
13. Electrical outlet provided below counter within kitchen island and/or peninsula cabinet, as per code (only applicable on the island when the island is permanently fixed with plumbing).\*\*

## HEATING & INSULATION

14. Exterior walls above grade insulated to R27 insulation. R31 insulation in the flat roof joist space when living space is below.\*\*\*
15. Electronic programmable thermostat centrally located in the main living area, at Vendor's discretion.
16. Gas fired high velocity HVAC system including air conditioning.

## LAUNDRY

1. Exterior venting for dryer in laundry room or laundry closet.
2. Drain and water connections and electrical outlets for future washing machine and a heavy duty cable outlet for future dryer.\*\*
3. "Oatey" box (or equivalent) recessed in the wall of finished laundry rooms and laundry closets to facilitate ease of connection of the washing machine hot and cold water lines as well as the drain.

## INTERIOR FEATURES

1. Interior walls to be painted with 2 (two) coats of off-white premium quality latex paint, 1 (one) coat prime plus 1 (one) coat finish. Trim to be painted same colour as walls.
2. Sprayed stipple ceilings with 4" smooth borders\*\*\* in all rooms except for kitchen, living/dining, laundry and all bathrooms, which have smooth ceilings. Closets have sprayed stipple ceilings without smooth borders.
3. Trimmed archways.\*\*
4. All sliding door closets, except for mirrored sliding door closets, to have drywall returns, no trim.
5. Mirrored sliders at front entry closet.\*\*
6. Stained finish oak nosing and handrails selected from Vendor's standard samples. Pickets in finished areas to be painted white.\*\*
7. Staircase in finished areas to consist of carpeted treads and risers. Stringers to be painted white.
8. All closets to have white vinyl coated wire shelving.\*\*
9. Painted trim to consist of contemporary baseboard at approximately 3 1/2" high\*\*\* and the interior casings at 2 1/2" wide.\*\*\*
10. Pewter finish or brushed satin nickel finish door levers and door hardware throughout (hinges painted), Vendor's choice.
11. Privacy locks on master bedroom and bathroom doors

## KITCHEN FEATURES

1. Quality constructed and finished kitchen with hardware and post-formed laminate counter tops from Vendor's standard samples.\*\* Colour matched kick plates.
2. Split electrical outlets provided above the kitchen countertop and dedicated outlet for the refrigerator.
3. Island and breakfast bar top.\*\*
4. Double stainless steel sink in kitchen, with single lever faucet and pull out vegetable sprayer.
5. Kitchen exhaust fan, vented to exterior.
6. Dishwasher space provided with rough-in (includes electrical and plumbing only).\*\* Hook-up cost is extra.

## BATHROOM FEATURES

7. Pedestal in powder room\*\*
8. Washerless single lever water efficient faucet(s) in all bathroom vanities with pop-up drains.
9. Bathroom fixtures to be white.
10. Mirrors in all bathrooms with a wall mounted fixture above the mirror.\*\*
11. Quality cabinetry with post-formed laminate counter tops.\*\*
12. Ceramic soap dish in shower stall and tub enclosure.\*\* Ceramic paper holder and towel bar supplied only, not installed (white).
13. Energy Star® qualified exhaust fan in all bathrooms.
14. Bathrooms feature an enclosed steel enamel tub with quality ceramic wall tiles in tub enclosures, where applicable, to height of dropped ceiling (not including ceiling).\*\*
15. Pressure balance bathtub and shower single lever wall mounted faucets in all bathrooms, where applicable, for safety and comfort.\*\*
16. Master ensuite separate shower stalls, where applicable, to be finished with clear glass panels, waterproof surface mount light, chrome frame complete with clear glass shower door (ceiling not tiled).\*\*
17. DensShield® tile backer with built in moisture barrier in shower stall and tub enclosure.\*\*
18. Energy efficient water saver shower head and toilet tanks.

## FLOORING FEATURES

1. Choice of 12" X 12" or 13" x 13" ceramic tile\*\*\* (with chrome edge strip at edges) in the foyer, all bathrooms and rooftop terrace level hallway from Vendor's standard samples.\*\*

2. White 8" x 8" ceramic floor tile in the laundry room, laundry closet and mechanical room.
3. Vendor's standard Berber broadloom with 1/4" high density chipfoam underpad\*\*\* or 35 oz. polyester broadloom with 1/2" standard chipfoam underpad\*\*\* in all bedrooms, stair treads, risers and all mid height landings. Choice of colours from Vendor's standard samples. (One colour throughout).\*\*
4. Standard "Torly's" laminate flooring in the living/dining room, kitchen and hallways.\*\*

## EXTERIOR

1. Exterior light at entry door.
2. Door knob, hardware and dead bolt installed on all entry doors\*\*, Vendor's choice.
3. Hose bibs at Terrace levels only.
4. Gas outlet rough-in for BBQ, as per plan \*\*

## VENDOR'S GUARANTEE AND CONDITIONS

1. All selections, including upgrades, are to be made from Vendor's samples.
2. Geranium Homes has been registered with Tarion Warranty Corporation since 1985 and is in good standing. A completely computerized customer service program is available for a period of one year after closing. The following three inspection forms are to be submitted to the Vendor's Head Office: A pre-delivery inspection form to be completed with the Vendor prior to closing. A second inspection form submitted a maximum of 30 days following the closing date. A final year end inspection form submitted anytime between a maximum of 30 days prior to and up to the one year anniversary of the closing date.
3. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee on closing date.
4. Qualified Energy Star® homes comply with Energy Star® for New Homes Technical Specifications. Inspection, evaluation and qualifications conducted by 3rd party Evaluator certified by EnerQuality®.