

Features & Finishes

FREEHOLD DETACHED HOMES

EXTERIOR FEATURES

- Superior architecturally designed homes to include a mix of exterior material types and varieties as per LIV Communities' model plans. All elevations, exterior colours and materials are architecturally controlled to produce a complementary streetscape. Materials may consist of a combination of brick, stucco, stone, vinyl siding, precast concrete surrounds and/or stucco mouldings, as per elevation. Colours to be selected from Vendor's predetermined packages that have been created using professionally approved Architectural guidelines and colours.
- Low maintenance vinyl clad thermo-sealed fixed style casement windows throughout, with grilles as per plan (front elevation only). A minimum of one operable window with screen per room, or door (as per plan). Basement windows to be vinyl sliders.
- Stone or brick to first floor with vinyl siding above at side and rear elevations, as per plan and elevation.
- Insulated metal front entry door with a vinyl frame, quality satin nickel finish grip set, and deadbolt lock for your family's added security.
- Convenient DIRECT ACCESS FROM GARAGE TO HOME includes an insulated metal door complete with door closure with deadbolt where shown on plans, and only where grade permits.
- Garden patio door(s) or 5 ft. sliding door to rear yard (as per plan).
- Elegant coach lamps at front elevation (as per plan or as required).
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer's warranty and pre-finished metal roofing in some areas (as per plan).
- Premium quality metal insulated sectional garage door(s) some with decorative lite top panel (as per plan).
- Two (2) exterior weatherproof electrical outlets are included; one at front and one at rear of house.
- Two (2) exterior hose bibs; one in garage and one at rear or side of house.
- Hard surface walkway from driveway to front porch.
- Precast concrete steps at front, sides, and rear entrances as required (as per plan and grading).
- Covered porch with exterior columns (as per elevation) and exterior maintenance free railing, if required by grade.
- Elegant municipal address numbers installed on front elevation.
- 2-stage asphalt paved driveway, base and top-coat, to the width of the garage.
- Professionally graded and sodded front and rear yard. Some gravel may be used between side yards.
- Poured concrete foundations include a sprayed damp-proofing and exterior plastic drainage layer.
- Garage floors are poured concrete complete with steel reinforcement in garage floor (as per plan) to enhance structural integrity.
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.

INTERIOR FEATURES

- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Sump pump and drain to exterior to be located in the basement, as required.
- MAIN AND SECOND FLOORS WILL BE FRAMED WITH AN ENGINEERED WOOD FLOOR SYSTEM FOR OPTIMAL PERFORMANCE.
- Subfloor materials and installation meet or exceed OBC requirements. ALL JOINTS TO BE SANDED AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED.
- SHUT-OFF VALVE UNDER EVERY SINK AND TOILET.
- All exterior windows and doors are foam insulated.
- 9 FT. CEILING HEIGHT ON MAIN FLOOR and 8'ft. ceiling height on 2nd floor, excluding bulkheads in kitchen and other areas as required (as per plan layout).
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- STAIRS DESIGNED WITH EXTRA DEEP 10" TREADS (APPROXIMATE).
- Stairs to unfinished areas to be painted.
- Solid oak 1-5/16" square or traditional spindles and handrail with natural varnished finish on all finished area stairs.
- Decorative smooth round interior columns (as per plan).
- Choice of imported 13" x 13" ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from LIV Communities' standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from LIV Communities' standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- Satin nickel finish levers on all interior doors.
- White painted 2-3/4" CASINGS AND 4-1/8" COLONIAL STYLE BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING.
- All half walls are capped and trimmed with 2-3/4" casings.
- CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT (excluding closets), with 3" smooth border.
- Smooth ceilings in all bathrooms, laundry and kitchen areas.

PAINTING

- Interior walls to be finished with one coat of primer and one finish coat of flat paint.
- Purchaser's choice of two (2) colours for walls throughout chosen from LIV Communities' standard samples.
- Trim and doors to be painted with white semi-gloss paint.

FINISHED LAUNDRY AREA FEATURES

- Laundry room to have a laundry tub (as per plan).
- Where a laundry tub is not provided (as per plan) there will be an in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer.
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.
- Exhaust fan, vented to exterior (where applicable).

MEDIA/COMMUNICATIONS

- Purchaser allowance of seven (7) communication rough-ins with a choice between CAT 5 rough-in (for phone or internet use) and RG6 (cable).
- Homes are roughed in for future security systems.

KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality OAK OR MAPLE CABINETRY WITH ANGLED UPPER CORNER AND LOWER CORNER PIANO HINGE CABINETS from LIV Communities' standard samples (as per plan).
- Flush breakfast bar on kitchen island or peninsula (as per plan).
- 36" EXTENDED UPPER KITCHEN CABINET HEIGHT.
- MICROWAVE SHELF AND 110v PLUG PROVIDED.
- Choice of laminate countertops from LIV Communities' standard selections.
- Double stainless steel sink with single lever kitchen faucet and convenient pullout spray.
- Two-speed stainless steel kitchen exhaust fan with light over stove area vented to exterior with 6" exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

BATHROOM FEATURES

- Purchaser's choice of quality OAK OR MAPLE CABINETRY for all bathroom vanities, includes laminate countertop and drop-in sink (as per plan) from LIV Communities' standard samples.
- Cabinet with drop-in sink or white pedestal sink in powder room as per plan.
- Wall mounted mirrors installed in all bathroom(s) above vanities.
- Energy efficient water-saver shower head and toilet tanks.
- Pressure balance valve in all showers.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- Separate framed shower, where applicable, will include acrylic shower base, tiled walls and ceiling, with recessed light.
- Soaker tub where applicable will have tile backsplash (as per plan).
- Shower opening is framed in white quartz with a chrome-framed shower glass door and ceramic-tile.

- Choice of quality 13" x 13" imported ceramic wall and ceiling tile for bathtubs and shower enclosures from LIV Communities' Standard samples.
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to exterior in all bathrooms and powder room.
- Privacy locks on all bathroom doors.

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air high-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental). Note: Purchaser will be required to continue a lease or rental agreement prior to closing.
- HRV (HEAT RECOVERY VENTILATOR) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air.
- Thermostat centrally located on main floor.
- Ductwork is sized to accommodate future central air conditioner.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.

LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- Wall mounted vanity light fixture installed above each sink in all bathrooms.
- Switched light fixtures in all rooms (as per plan). Capped ceiling outlet with switch for vaulted entryway (as per plan).
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector in main hall, upper hall, basement and bedrooms.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and microwave.
- Two (2) electrical outlets in garage including one (1) in ceiling per garage door (as per plan), for future garage door opener(s).
- Rough-in central vacuum system terminating in basement for future connection.
- Door chime included.

GRADING

~Standard Lot (STD) Conditions

Where standard typical conditions are applicable the following features are included in the applicable premium:

- Up to 2 precast concrete steps from the rear to grade.

~D1 Conditions

Where D1 conditions are applicable the following features are included in the applicable premium:

- Up to 4 to 6 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft. deck (size may vary, as per plan), with stairs to grade.

~D2 Conditions

Where D2 conditions are applicable the following features are included in the applicable premium:

- Up to 7 to 9 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft. deck (size may vary, as per plan), with stairs to grade.
- 36" x 24" upgraded basement windows, as per plan.

~D3 Conditions

Where D3 conditions are applicable the following features are standard and included:

- Up to 10 to 14 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft deck (size may vary, as per plan), with stairs to grade.
- 36" x 24" upgraded basement windows, as per plan.

~Walk-out Basement (WOB) Conditions

Where WOB conditions are applicable the following features are included in the applicable premium:

- Larger rear vinyl casement basement windows.
- Low maintenance pressure treated deck off main floor, no stairs to grade.
- Patio door from basement, directly below matching door from rear of main level, includes patio slabs.
- Additional rear light at patio door and additional exterior electrical outlet on basement level.
- Relocated exterior or side water faucet to basement level.
- Grade below the rear deck shall include additional exterior material (where applicable, as per elevation).

WARRANTY

LIV Communities is backed by the TARION Home Warranty Program Including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials including:
 - o Caulking for windows and doors preventing water penetration;
 - o Electrical, plumbing, heating delivery and distribution systems;
 - o Detachment, displacement or deterioration of exterior cladding; and all violations of the Ontario Building Code's Health and Safety Provisions.
- Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:
 - o A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
 - o Any defect in workmanship of materials that adversely affects your use of the building as a home.

*Warranties are limited to the requirements established by the TARION Warranty Plan Act.

Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood and all-natural materials are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.