



FEATURES & FINISHES

QUALITY CONSTRUCTION & CRAFTSMANSHIP

- Each Lyric home is to be crafted of genuine clay brick and fabricated stone and sills, accented by wood trim, vinyl or stucco as per applicable elevation. Brick arches, soldier coursing, keystones, stone banding and other decorative masonry details as per applicable elevation.
- Classic inspired facades with generous window treatments front and rear and rooflines to enhance elevations.
- Maintenance-free aluminum soffit, fascia, eavestrough and downspouts as per elevation, in architecturally controlled colour schemes.
- Self-sealing asphalt roof shingles, including a manufacturer's warranty of 25 years.
- Convenient double-glazed sliding doors with lower-level finished spaces or garden doors as per applicable models.
- Nine foot ground and main level ceilings as per applicable models except where architectural design, mechanicals or ductwork require ceiling heights to be lowered.
- Superior acoustically engineered party wall designed to surpass OBC standards. (on applicable models).
- Tongue and groove sub-floor above grade. Floors are nailed, sanded at the joints and refastened with screws to floor joists.
- Poured concrete basement walls with drainage membrane and weeping tile.

YOUR COMFORT & THE ENVIRONMENT CONSIDERED

- Decorative window and door treatments. Premium glazing may include transoms and palladium windows as per applicable plan.
- Steel embossed exterior front door with weather-stripping and security deadbolt lock.
- Elegant sectional roll-up attached garage door as per applicable elevation.
- Double glazed vinyl clad sliding doors where applicable as per plan.
- Double-glazed Low "E" glass/Argon filled maintenance-free vinyl casement windows throughout complete with screens and hardware (except basement windows). Decorative grills as per plan.
- Weather-stripping and screens on all operable windows, including basement.
- Entry features include coach type lighting on exterior, elegant front entry grip set and exterior decorative unit number, all as per applicable elevation.
- All exterior walls and attic spaces are to be insulated in accordance with the specifications of the Ontario Building Code.
- Gas fired, forced air and/or high velocity heating system and air conditioning complete with electronic ignition and individual thermostat control.
- Gas operated boiler and/or hot water tank (rental). Purchaser to execute rental agreement with designated supplier prior to closing.
- All exterior windows and doors are installed with vapour barrier and sealed with quality caulking material to ensure energy conservation and draft prevention.
- A Heat Recovery Ventilator (HRV) or ERV (rental) will be installed where required to enhance indoor air quality. Purchaser to execute rental agreement with designated supplier prior to closing.
- Water efficient low flush two-piece water closets, aerators on taps and shower heads.

STATE OF THE ART MECHANICALS

- 200 AMP electrical service with heavy-duty copper wiring and fuseless circuit breaker panel.
- Exterior waterproof electrical outlet(s) connected to a safety ground fault circuit (GFI), as per Code.
- Interior light fixtures selected by Vendor and installed throughout except in living room, great room, main floor family room or dining room.
- Switch controlled receptacles in living room, great room, main floor family room and capped outlet in dining room ceiling.
- Heavy-duty receptacle and wiring for stove and clothes dryer and dedicated electrical outlet for refrigerator.
- Electric smoke and carbon monoxide detectors installed in conformity with Ontario Building Code.
- Ground fault interrupt switches in all bathrooms, where required.
- Split electrical outlets at kitchen counter level for small appliances.
- Rough-in package: 2 cable TV and 2 telephone outlets in each townhome.
- Rough-in for future garage door opener (electrical outlet in ceiling).
- Rough-in for future EV charging outlet.
- Pressure balancing valves on all showers to maintain water temperature.
- Two speed hood fan in kitchen (vented to exterior where possible).
- All wiring to conform to Ontario Hydro standards, including draft resistant electrical boxes.
- White decora-style light switches, outlets and plates throughout finished areas.
- Copper or PEX water pipes and ABS drains throughout.
- Exterior hose bib(s) as per plan.
- Rough-in plumbing/electrical for future dishwasher in kitchen. Note that wire will not be connected to electrical panel unless appliance hook-up package has been purchased from Vendor.
- All washrooms to be mechanically vented to exterior where possible and in accordance with the OBC.
- Basements will have a 3-piece rough-in.

SMART KITCHEN & BATHROOM DESIGNS

- Custom quality kitchen cabinets featuring a variety of doors and finishes. Purchaser to select from Vendor's standard samples.
- Stainless steel kitchen appliances to include refrigerator, stove, and dishwasher as standard. Hook up to plumbing or electrical outlets not included. Laundry appliances to be supplied by Purchaser.
- Full-size working kitchens. Some plans include breakfast bars and islands.
- Extended height upper cabinets in kitchen, where plan permits.
- Post formed laminated countertop with rolled back and wide profile front edge. A large selection of granite or other solid surface counters are available as an optional extra. Purchaser to select from Vendor's samples.

- Double-bowl stainless steel kitchen sink.
- A space in each kitchen is allocated for a dishwasher cabinet. Filler will be supplied as an extra on request.
- Single lever chrome faucets throughout.
- Washroom vanities in a wide variety of door styles and finishes. Purchaser to select from Vendor's standard samples.
- White pedestal sinks installed in powder rooms.
- Ceramic wall tiles to be installed in all tub/shower (combined) enclosures up to full ceiling height. Tub-only conditions tiled to approximately 24" height. Selections to be made from Vendor's standard samples.
- Separate shower enclosures (as per plan) will be fitted with marble thresholds and ceramic wall tiles to full ceiling height.
- White plumbing fixtures throughout.
- Laundry rooms/closets to be accommodated with heavy duty washing machine connections and dryer vent to exterior.
- All washrooms to be fitted with polished edge mirrors. Ceramic bathroom accessories (towel bar and toilet tissue dispenser). Privacy locks on all bathroom doors.
- Mildew resistant Gypsum board installed 60" high in all bathroom tub surrounds and in all showers.

QUALITY FLOORING

- Purchaser's choice of quality 40-ounce carpet to be installed over foam underpad in all areas other than where tiles or oak laminate are designated.
- Prefinished oak style laminate flooring in natural on main floor only. Not applicable to areas that are tiled such as kitchens, entries, powder rooms, or hallways and bedrooms that are carpeted.
- Imported ceramic floor tiles (10" x 10", 12" x 12", 13" x 13") in all foyers, kitchens, bathrooms, laundry rooms and laundry closets, where indicated on plan and from Vendor's standard samples.
- The Vendor reserves the right to restrict the number of colour selections to be made from the standard carpet samples.

ATTENTION TO DETAIL: INTERIOR FINISHES

- Interior design features may include knee walls, and trimmed arches as per applicable plans.
- Profiled millwork for doors, windows and baseboards. Includes Series "800 or Classique" styled doors, 2 3/4" paint grade casing trimmed around windows, doors and arches (except around sliding closet doors) and 4" paint grade baseboards and ball hardware. Hinges to be painted.
- All stairs and exposed areas will have classic solid oak handrails and pickets. Railings will be sealed and will have a coat of clear varnish applied.
- Main staircase, where applicable, to have solid oak treads, oak veneer risers (both finished in clear varnish) and paint grade stringers. Other stain colors are available at an additional cost from Vendor's samples. All other stairs to be carpeted.
- Spray textured stippled ceilings in all rooms except kitchens, bathrooms and powder rooms, which are to receive smooth finish. All closets to have stippled finish only (smooth ceilings not available).
- All interior walls are to be decorated in a Low VOC off-white flat latex paint. Doors and trim are to be painted white.
- Garage interiors to be drywalled and taped (finished sanding and painting extra).

SITE FEATURES & LANDSCAPING

- Professionally landscaped streetscapes and walkways. Precast slab concrete walkways to front door entry and for rear patios (where applicable). Steps may be required due to grade.
- Where the dwelling unit requires a rear deck, the size, location and configuration of the deck shall be determined by the Vendor. Stairs and risers may vary due to grade and site condition. The cost of the rear deck shall be adjusted with the Purchaser on closing.
- Architecturally controlled exterior finishes and colour schemes to ensure harmonious streetscape, as per Municipal requirements (subject to change).
- Access from garage to house, where grade permits, as per applicable model.
- Balconies where applicable to have privacy screening between adjoining homes.
- Driveways are to be paved. The cost of driveway paving is to be adjusted with the Purchaser on closing. This applies only to dwelling units with private garages.

COMPLETE CUSTOMER CARE

- Genesis Homes offers a complete customer service program, ensuring that each home is free from defects in workmanship and materials for a period of 1 year.
- Complimentary repair to drywall (on a one-time basis within the initial year) covering all settlement cracks and nail pops. Service excludes include redecorating (sanding or painting).
- All homes are protected by TARION for an additional 2 years (electrical, plumbing and heating distribution systems, water penetration) and up to 7 years (major structural defects).
- The Purchaser acknowledges that certain finishing materials contained in the sales office or decor showroom may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased. Exterior and interior renderings used in the marketing presentation are "artist concept" drawings intended to provide purchasers with a general perspective of the proposed homes. Materials and decorative finishes used in constructing the homes may differ from those depicted in these conceptual drawings. Furnaces and hot water tanks may be relocated at builder's discretion. All furnishings shown on plans or external or internal renderings are NOT included in the purchase price nor do they form part of the Agreement of Purchase and Sale.

Specifications, prices, terms and conditions subject to change without notice. E & O.E.