



Your new INNISFIL BY THE LAKE home includes the following extensive list of luxury appointments and superior features.

Quality Construction

1. Superior Architecturally designed homes with quality clay brick construction.
2. Architecturally selected and controlled exterior colour packages.
3. 2x6 stud walls and R22 insulation.
4. Aluminum soffits, fascia, eavestrouthing and downspouts (as per elevation).
5. UPGRADE ARCHITECTUAL Self-sealing high-grading asphalt shingles with a LIMITED LIFETIME MANUFACTURER'S WARRANTY.
6. Steel beam construction.
7. 3/4" tongue and groove sub-floor, glued, nailed and screwed.
8. 7/16" aspenite roof sheathing, Builder's Choice.
9. Poured concrete basement walls.
10. Poured concrete porches, as per plan.
11. UPGRADED Exterior walls above grade insulated to R22, R50 insulation in ceilings.
12. 9'0" ceilings on Ground Level and 8'0" ceiling on second floor and/or loft.
13. Drywall in garage according to codes.
14. Any and All stone work and/or stone accents at front elevations are extra's.

Doors and Windows

15. UPGRADE Low-E Argon Gas vinyl casement windows throughout.
16. All doors and windows fully caulked.
17. Steel clad insulated front entry door(s) with deadbolt.
18. Insulated metal door from garage into house, as per plan, where applicable and at Builder's discretion.

Electrical

19. 200 AMP service with circuit breaker and copper wiring throughout.
20. Heavy-duty cable and outlet for stove and dryer.
21. Hot and cold water taps for laundry tub, as per plan, plus electrical outlet for washer.
22. Outside venting for dryer.
23. Two (2) waterproof exterior electrical outlets.
24. Ceiling outlets in vestibule, hallways, laundry, breakfast, dining room and all bedrooms with Builder supplied fixtures.
25. Switch controlled wall outlets in family/great room or living room or library and den, as per plan.
26. Décora switches standard plugs as per code.
27. Front entry door chime.
28. Hardwired smoke detectors in ALL bedrooms, as per code. Carbon Monoxide/Smoke detector Combo on all floors, as per code.

Heating

29. 94% High-efficiency with Two-(2) Speed Motor, forced air gas furnace.
30. Heat Recovery Ventilation (HRV).
31. Energy Star Rated Power vented gas fired hot water heater on rental basis.
32. Furnace, HRV and Hot Water Tank will be located as determined by Builder.

Interior Features

33. Two (2) coats of paint (including primer) on all walls (choice of 2 colours from Builder's samples). Interior woodwork trims and doors to be painted white.
34. Interior doors to be Classique Style, colonial trim, 4" baseboard and 2 3/4" casing in all finished areas, as per plan.
35. Interior Satin Nickel Lever or Knob (purchasers choice).
36. Smooth ceilings through-out finished areas
37. 5' sliding patio door with screen, as per plan.
38. Trimmed archways on ground floor.
39. Natural finish oak handrails and pickets.
40. Staircases in finished areas to consist of carpet treads and risers. Stringers to be painted white.
41. Vaulted and/or coffered ceilings are extra.

Kitchen Features

42. Light fixtures over kitchen sink as per applicable plan.
43. Double stainless steel sink in kitchen with washerless single lever Moen faucet.
44. White Stove exhaust hood fan with light, vented to exterior where possible.
45. Islands and Pantries are extra.
46. Quality cabinetry with post-formed Laminate counter tops, as per applicable plan.

Bathroom Features

47. White pedestal sink in powder room as per applicable plan.
48. Washerless single lever Moen faucets in all bathroom vanities with pressure balanced shower Moen faucets.
49. Bathroom fixtures to be white.
50. In Master Ensuite, when plan shows separate shower stall, the tub will be white acrylic with two (2) rows of ceramic wall tiles and a two handle deck-mounted roman faucet. Ceramic tiles in separate shower walls and floors.
51. Mirrors in all bathrooms.
52. Quality cabinetry with post-formed or square edge laminate counter tops, Builder's choice, as per applicable plan.
53. White ceramic Soap Dish, Towel Bar, and Toilet Paper Holder in all bathrooms.
54. Exhaust fan in all bathrooms.

Flooring Features

55. 12"x12" or 13"x13" Ceramic floors from Builder's samples in the front vestibule, powder room, main floor laundry room, kitchen and breakfast room, as per applicable plan.
56. 40oz. Broadloom with quality 7/16" foam underpad in all designated areas including stair treads and risers all mid-height landings (where an entry door is not present). Choice of colour from Builder's samples.

Rough-Ins

57. Rough-in ductwork for future central air conditioning.
58. Rough-in cable, four (4) outlets.
59. Rough-in telephone, four (4) outlets.
60. Dishwasher rough in (included electrical and plumbing only) as per applicable plan. Hook-up cost is extra. Cabinet and door not included.
61. Rough-in central vacuum in finished areas only.

Exterior Features

62. Two (2) exterior hose bibs, one at rear and one in garage.
63. Lot to be fully sodded.
64. Crushed gravel driveway.
65. UPGRADE Insulated Steel sectional roll-up garage door(s).
66. Patio slab walkway from driveway to front entry.
67. Any Patio Door more than 3 (three) risers from ground level will be secured not to open (Deck Not Included).
68. All selections including upgrades are to be made from the Builder's samples.

Builder's Warranty

69. Grajzen Homes has been an excellent builder since 1989 - backed by the Tarion Warranty Corporation for seven (7) years major structural defects, two (2) years plumbing, heating, electrical systems and building envelope, one (1) year material and workmanship.
70. Purchaser agrees to pay Tarion Warranty Corporation enrollment fee on closing.
71. Specifications are subject to change without notice. Builder has the right to substitute material of equal or better value. E. & O.E.

Acknowledgements

72. **The Purchaser Agrees Not to Enter Any House During any Stage of Construction Unless Invited and Accompanied by a Grajzen Home Representative.**
73. **The Purchaser acknowledges that the Grajzen Homes Sales Office and Model Homes have been decorated for public display purposes and contains certain feature upgrade finishes, optional items and custom changes that are not included in the basic model. Artistic renderings of house elevations are artist's impression and detailing may vary from that shown. The Purchaser hereby acknowledges that the Vendor may, due to the location of the services to the building lot and/or street appeal and/or approved grading plans; place a model on the lots as a "mirror image plan" to the rendering posted in the Sales Office or Model Home viewed by the Purchaser.**