

CUSTOM QUALITY CONSTRUCTION

1. Quality Heritage Brick, Stucco and/or Stone exterior with unique architecturally co-ordinate colours. All brick on sides and rear elevations. As per plan (Pre-selected by Builder/Architect)
2. Long life, maintenance free aluminum soffits, fascia, eaves troughs and down pipes.
3. 10'0" main floor and 9'0" second floor ceilings.
4. All roofs to be covered with self-sealing 30 year warranty shingles.
5. Porches with columns and wrought iron railing as per plan.
6. Precast /Stone and/or Stucco Moulding detailing above windows & doors on front elevation (as per plan).
7. Grip set for front door lock set and exterior coach lamps for front to be determined by builder.
8. Door to house from garage with door closer, as per plan.
9. Architectural raised Manor Style Collection panel sectional garage doors as per plan.
10. Quality caulking to exterior of all windows and door openings
11. Two exterior lawn service taps and two weatherproof exterior electrical outlets, one in rear and one in garage.
12. Lot to be fully sodded with a number one Kentucky blend blue grass or equal.
13. Ground Level to be 8'0" ceiling heights.
14. Drainage layer system on foundation wall where applicable.
15. Landscaped walkway to front door entry with matching step where grade permits.
16. Front Entrance Solid Wood Grain Fiberglass door with adjustable threshold.
17. Interlock pavers on driveway from garage door to street line.

ELEGANT EUROPEAN KITCHENS

18. Quality furniture finished kitchen cabinets with taller uppers, crown and light valance mouldings by Custom Kitchen manufacture.
19. Double compartment stainless steel under mount sinks with pullout single lever faucet.
20. Granite top for kitchen with straight edge finish to be selected from builder's samples.
21. Receptacle for Built-in Appliances –cook-top, oven, refrigerator and microwave
22. Rough-in electrical and plumbing for dishwasher
23. Rough-in gas line for Cook-Top.
24. Allowance to connect Owner supplied exhaust fan.
25. GFI electrical outlets at counter level for small appliances.

DISTINCTIVE BATHROOMS

26. Water resistant BOARD on tub and shower enclosure walls up to ceiling.
27. Ceramic sinks with elegant two lever faucets with pop-up drain in all vanities with single lever chrome faucets in shower / tub enclosures.
28. Ensuite Bath with acrylic tub complete with roman tub faucet and ceramic tile shower base with ceramic wall tiles with Rain Head.
29. Acrylic tub in main and semi-ensuite bathrooms with ceramic tile enclosure (where applicable)
30. Complete bidet as per plan.
31. Frameless shower wall system (where applicable)
32. Oversized beveled mirror treatments in bathrooms.
33. Lighting above all tubs and / or showers with rough in lighting above all vanities.
34. Pewter Finish privacy lever lock on all bathroom doors.
35. Temperature control on all showers.
36. Exhaust fans to be provided in all washrooms where applicable as per specifications.

LAUNDRY ROOM

37. Single fiberglass laundry tub with single lever faucet in base cabinet with upper cabinets.
38. Heavy-duty electrical outlet for dryer.
39. Venting for dryer.

LUXURIOUSLY FINISHED INTERIOR

40. Painted colonial Safe & Sound smooth skin 2-panel door with 7 1/4" base on main floor with 5 1/4" base on second floor and 3" casing trim, painted one colour throughout. (Colour selection by purchaser)
41. Wrought iron pickets with Elegant oak finish handrail or 1 3/4" Stain finish oak pickets on oak staircase as per plan.
42. Pewter Finish levers with matching hinges throughout.
43. All interior walls painted with quality latex Satin Finish paint. (5 colour selection by purchaser from builder's samples).

44. GAS FIREPLACE complete with glass panel and Fire logs with 6" facing and 12"hearth complete with mantle surround.
45. Smooth ceilings throughout.

ELECTRICAL & SAFETY FEATURES

46. Heavy duty 200 amp electrical service with copper wiring throughout, all to Ontario Hydro Specifications.
47. Pot lights with an allowance of 20 Low Voltage Pots in bedrooms and 20 Pot Lights on main floor, location to be determined by purchaser.
48. Optional interior light fixture Package selected from Builders supplier.
49. Interior smoke detector in basement & main level & combination Smoke/CO2 detector on second floor.
50. Rough in security system on main floor doors and windows only & second floor windows if accessible by roof.
51. Rough in for central vacuum system to garage.
52. ROGERS Package entitling purchaser with –12 Months Free services as per ROGERS Certificate with acceptance of Rogers contract and fee connections.
53. Complete CAT-3 Bell cable outlets, CAT-5E Communication cable and RG-6 TV cable in kitchen, family room, living room, den and all bedrooms, location to be determined by Purchaser.
54. Ground fault interrupter, protecting main, ensuite bathrooms and powder room.
55. Receptacle for garage door opener.
56. Quality white decor plugs and switches throughout.

ENERGY STAR SAVING FEATURES

57. High-efficiency direct vent forced air gas heating system with electronic ignition.
58. Energy efficient gas fired hot water heater & air handler to be installed by the builder's Gas Company on a rental basis upon signing a lease agreement with Hot-Water Unit Supplier.
59. Fully insulated exterior walls of habitable rooms to be insulated to Energy Star Specifications.
60. Set back thermostat complete with humidifier and Duct cleaning certificate.
61. Quality casement thermo pane vinyl windows with simulated divided lights as per plan with screens on all operating windows. ENERGY STAR RATED
62. Double tempered insulated doors/or garden door (as per plan).
63. Foam insulation all window and doors and in floors cavities for all rooms above garages.
64. Rear and / or side entrance insulated non-warp metal clad door with adjustable weather stripping.

QUALITY FLOORING

65. 3/4" T & G sub-flooring glued nailed and screwed with joints sanded on Eng. Joist system.
66. 16 x 16, 18 x 18 Porcelain Ceramic floors in Vestibule, Main Hall, Powder Room, Kitchen/ Breakfast area, Laundry, All Bathroom floors from builder's samples. 8" x 10" Ceramic wall tiles from Builder Samples for tub and shower enclosures.
67. 3/4" x 3 1/4" oak strip hardwood floor in living, dining rooms, family room, den upper hall with Optional kitchen area in lieu of ceramic and Bedrooms area with a selection of carpet or Oak flooring.
68. Laminate flooring on ground floor Guest Room, Rec. Room, Office.

ADDITIONAL FEATURES

69. PALLADIAN WINDOWS (As Per Plan).
70. Rough in for 3-pc washroom in basement as per plan.
71. Raised ceiling heights in detailed areas as per plan.
72. Melamine Closet shelving system

O.N.H.W.P. COVERAGE

The Ontario New Home Warranty Program on all Homes:

1. 7 Years-major structural defects.
2. 2 Years-plumbing, heating and electrical systems and building envelope.
3. 1 Year-all other items
4. Backed by TARION's Highest Service Rating. Purchaser agrees to pay the TARION closing as an adjustment.

BELLPORT HOMES' PERSONAL GUARANTEE- All broadloom will be vacuumed, all tiled areas will be damp mopped, bathtubs will be washed, kitchen cabinets and all vanities will be dusted, basement will be broom swept, mirrors will be cleaned, windows will be washed inside and out. Also complete Customer Service Program for a period of 1(one) year after closing.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE, BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O. E
Sept, 2010