



## Hillside Towns, Guelph, ON Specifications Schedule "A"

Items listed below are included in the purchase price (HST included)

**\*Tarion Ontario New Home Warranty Registration paid by Dan Clayton Homes. The Purchaser receives substantial warranty protection as set out by the Tarion Warranty Program (in accordance with the Ontario New Home Warranty Act). The Purchaser acknowledges these Specifications supersede any specifications found on Builder's website or marketing material.**

### Exterior Finishes

- Final grading completed in accordance with requirements of the municipality.
- Aluminum railing on front porch (if required by grade), colour selected by the Builder
- Lot to be sodded at the front and rear (including boulevards). Final grading and sod installation to be completed by October 31 of the year following closing. Purchaser is responsible to control all vegetation growth from closing date to sod installation as required. Watering new sod is entirely the Purchaser's responsibility. **The Purchaser agrees that post-market fence and landscape installations will only take place after final grading certificate is issued for the property.** The Builder will notify the Purchaser in writing when the final grading certificate is issued.
- Precast concrete slab walkway and steps from driveway to front entry with asphalt-paved driveway. The number of steps at the front and in the garage (if applicable) may vary from that shown and are subject to grade.
- Asphalt driveway and all types of on-grade hard surfaces to be installed by October 31 of the year following the year of the closing date (Builder is not responsible for future settlement).
- Underground utilities paid by Dan Clayton Homes
- Maintenance-free vinyl windows, complete with screens on operable windows. Basement windows are all sliders.
- Prefinished, maintenance-free, quality siding, soffits, fascia and eaves troughs as per elevation (selected by the Builder)
- Fibreglass insulated entry doors with high-quality weather stripping
- All exterior doors, windows, joints and edges caulked
- Premium insulated garage door (colour and style selected by the Builder, may differ from renderings; decorative hardware not included)
- Exterior stone and brick (colour selected by the Builder)
- Stone wrapped pillars on front porch
- Asphalt shingles (colour selected by the Builder)
- Decorative address stone
- Foundation to be parged from grade to brick line (this is a masonry veneer for esthetic purposes, cannot be warranted)
- Reinforced poured concrete porch as per model type. Concrete porches may or may not have an expansion joint(s) to allow for expansion. Expansion joints, including location, are at the Builder's discretion.

### Efficiency Package

- Energy efficient low E argon vinyl clad windows
- R-22 insulated above-grade walls
- R-12 full height blanket insulation on floor plans where basement is below grade
- R-31 spray foam insulated floor over unheated spaces (as per plan)
- R-50 blown insulation in attic (above living spaces; may be reduced at cathedral ceilings or flat roofs for ventilation)
- High-efficiency hot water tank (rental from Reliance Home Comfort) and forced air furnace
- Heat Recovery Ventilator (H.R.V) system included with one main wall control
- Energy saving bulbs in interior and exterior fixtures (where applicable)

### Insulation and Drywall

- The Purchaser acknowledges the house will include bulkheads and boxed out walls to accommodate and/or conceal plumbing, mechanical systems, structural supports, and other features related to constructing a house. The bulkheads and boxed out walls will not all be shown on plans and will vary from house to house and the Builder reserves the right to install bulkheads and boxed out walls as required. Furthermore, the finishing detail of the bulkheads and location of the bulkheads is at the sole discretion of the Builder.
- Bulkheads framed with metal channels
- Fire proofing where applicable in the garage
- Fully drywalled garage, finished with skim coat only

### Concrete and Framing

- Floor joists as per Ontario Building Code requirements and supporting beams and/or bearing walls as per model type with ¾" tongue and groove, engineered floor nailed and screwed to joists
- Solid blocking between all floor joists
- 9' ceiling height on main floor (as per plan)
- 8' basement height (as per plan)
- 8' ceiling height on upper floor (as per plan)
- Poured concrete basement walls, basement floor, garage floor and porch (as per plan)
- Cold cellar with steel door (as per plan)

### Electrical & Mechanical

- Copper wiring throughout
- 200 amp service
- Smoke and carbon monoxide alarms installed as per the requirements of the Ontario Building Code.
- Exterior light fixtures as per plan
- Kitchen exhaust hood, door chime kit, LED under cabinet lighting in kitchen, unfinished basement and interior garage light fixtures supplied by Builder
- Two exterior weatherproof electrical receptacles with ground fault breaker feature
- 220 volt stove and dryer receptacles
- Cable television rough-in (3 per home, locations to be determined by the Builder)
- Telephone rough-in (1 per home, location to be determined by the Builder)
- One (1) light fixture in each room, including walk-in closet (selected by the Builder)
- Three pendant lights above kitchen island
- Four (4) pot lights in kitchen (location determined by the Builder)
- Vanity lights in bathrooms (selected by the Builder)

### Electrical & Mechanical *continued*

- Rough-in for central vacuum system (pipe dropped to garage and low voltage wiring is roughed-in to unfinished basement area).
- Rough-in for garage door opener
- Decora light switches throughout and countertop-level outlets in kitchen
- Forced air, high-efficiency gas furnace, with programmable thermostat. Builder to install a furnace that is sized to meet the requirements of the O.B.C and official HVAC plan. The Purchaser and Builder do not determine the size of the furnace – The O.B.C and official HVAC plan do.
- Central air conditioning (sized as per HVAC plan)
- Energy efficient bathroom exhaust and range hood fans vented to exterior
- All dryer and bathroom exhaust fans vented to exterior
- Installed piping for dryer vents (purchaser to connect dryer)

### Plumbing

- 4-piece master bedroom ensuite (as per plan), with dual sinks and glass shower enclosure
- Rough-in for future 3-piece bathroom in the basement
- High-quality single-lever faucets in all bathrooms (selected by Builder)
- Undermount sinks in all bathrooms
- Double basin stainless steel kitchen sink
- Single handle pull-down kitchen faucet
- Two exterior hose bibs
- Water meter installed by Builder and supplied by the municipality (location selected by the Builder)
- The Purchaser acknowledges that the power-vent gas water heater (“water heater”) to be installed by the Builder meets the Ontario Building Code requirements and is supplied by a third party on a rental basis and agrees, on closing, to assume the Builder’s obligations with respect to the water heater in accordance with the third party’s then standard terms and conditions and at the third party’s then standard rental rates and hereby acknowledges the third party’s title and ownership of the water heater. This obligation shall survive the closing of the transaction. In the event the Purchaser removes the water heater and/or terminates the contract with the third party and said action(s) incur a penalty to the Builder the Purchaser agrees the penalty shall be on the Purchaser’s account and agrees to pay the penalty.

### Interior Trim and Millwork

- Painted double panel hollow core doors
- Satin nickel hardware on all interior doors
- Full swing doors on closets (where space permits; as per plan)
- Deadbolts on exterior swing doors
- Full jambs on all closets
- Wire shelving installed in locations selected by the Builder and pantries have solid shelving (e.g. melamine)
- 5 1/2" baseboard and 3 1/2" casing

### Kitchen, Butler's Pantry & Bathrooms

- Standard quartz countertops in kitchen, butler's pantry, powder room, main bath and master ensuite bath (all selected by the Builder)
- All hardware, colour and/or stain selections for cabinetry selected by the Builder
- Upgraded kitchen features include:
  - Double uppers with crown extended to ceiling
  - Island with breakfast bar extension and 2-bin pull-out garbage
  - Built-out wood hood with exhaust fan
  - Microwave shelf in butler's pantry
  - Two deep drawers
  - Upgraded hardware & soft-close doors
  - Built-out refrigerator cabinet with gable (opening size determined by Builder)
  - Undercabinet valence & lighting
  - Butler's pantry upper and lower cabinetry (with crown to ceiling, undercabinet valence & lighting)
- Walk-in pantry included in all units, with shelving (height of shelving rows to be determined by the Builder)

### Paint

- All interior walls to receive primer coat and finish coat of interior latex paint (matte finish, colour selected by Builder)

### Interior Stairs

- Main floor to upstairs: oak stairs with matte stained finish, with oak railing, newel posts and wrought iron pickets (stain colour selected by the Builder; number of exposed risers with railing and pickets up to Builder discretion)
- Main floor to basement: carpet grade stairs with paint grade stringers and wall mounted handrail

### Flooring

- Main floor hallway, powder room: hand-set 12x24 ceramic tiles (colour selected by the Builder)
- Main floor kitchen, dinette, living room, pantry: 3 1/4" hardwood plank floor (colour selected by the Builder)
- Master ensuite, main bath, laundry room: hand-set 12x24 ceramic tiles (colour selected by the Builder)
- Upper level hallway/computer nook: 3 1/4" hardwood plank floor (colour selected by the Builder)
- Upper level bedrooms & closets: carpet with upgraded underpad (colour selected by the Builder)
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The Purchaser will not hold the Builder responsible for normal shrinkage and expansion.
- Flooring transitions: Where different flooring types adjoin, a transition material is required. The location and type of flooring transition material is at the sole discretion of the Builder. The Purchaser acknowledges that flooring transition materials are commonly at different heights (higher or lower) than the surrounding floors and transition materials may result in an unlevel surface at the point of transition.

Other:

- Plans and specifications are subject to modifications at the discretion of the Builder. All measurements are approximate. E. & O.E
- The specifications in this Schedule are the specifications to which the home will be constructed. No specifications of any model home viewed by the Purchaser that differ from the specifications in this Schedule will be included in the construction of the home unless specifically agreed to in writing by the Builder.
- The decorated model home, marketing floorplans and/or images/renderings do contain some items, features or services not included in the base price and are subject to change. The Purchaser acknowledges that images and artist's renderings are for display purposes only and may not be representative of construction details.
- All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances.
- All products are subject to variations in colour, texture, and other esthetic traits of the product. There are acceptable variation tolerances in each product and the Builder cannot guarantee that products will be exactly the same from house to house. The Builder reserves the right to substitute a comparable, alternative product for any of the products and/or materials included in the construction of the home without the express permission of the Purchaser.
- The Builder, if required by the municipality the house is being constructed in, will install a soil gas mitigation system that is in compliance with the requirements of the Ontario Building Code. The Builder will not install a soil gas mitigation system if the municipality the house is being constructed in does not require it. All aspects of the soil gas mitigation system, including but not limited to the design, the location, and the technical specifications are determined at the sole discretion of the Builder.
- Furnace, HRV, DWHR, water meter, hydro plan, sump pit, air conditioner and hot water tank locations may vary from that shown on plans.
- Premises cleaned at completion. All ducting also cleaned upon completion.
- Window Wells: Amount of exposed metal window well (if applicable) seen through any size of basement window is determined by the Engineer's lot grading plan and not by the Builder. Metal window wells (if applicable) have to be installed by the Builder in order to obtain a grading certificate.
- Upgrades or changes to be approved by the Builder and at the purchaser's expense. HST will be applied to all upgrades, premiums and/or extras.
- The Purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is omitted at the Purchaser's request
- When purchasing a home already under construction, the Purchaser acknowledges that there may be minor deviations from the floor plan, elevation or layout and the Purchaser agrees to accept such changes as constructed.
- Daniel J. Clayton Ltd. Reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purpose of advertising and I/we hereby consent the same.
- In accordance with standard building practice and Tarion Construction Performance Guidelines, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one-year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially.
- Prices are subject to change without notice.

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