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Signature Series

Plans, specifications and materials are subject to availability, substitution and modification without notice at the sole discretion of Junicon Homes. Plans and specifications may vary by house type and elevation. All model homes are sold in "as is" condition with the exception of minor repairs outlined in the Agreement.

SOLID CONSTRUCTION

Insulation:

Ceiling	R-40 with raised heel trusses if slopes less than 7½" pitch
Slopes & exposed floors	R-31
Exterior walls	R-22 @ 24" on centre
Basement walls	R-20 full height insulation (6" from the floor)
Basement floor	2" Styrofoam under basement concrete slab

Structure:

Exterior walls	2" x 6" kiln dried wood (24" centres)
Interior walls	2" x 6" and 2" x 4" kiln dried wood
Floors	R 2000 pre-engineered open joist system
Sub floors	tongue & groove PSB, sanded and screwed 5/8" plywood underlay under ceramic tile

- Steel beams (as per plan)
- Kiln dried lumber
- Poured concrete footings, foundation walls and basement floor
- Poured concrete garage floor reinforced
- Basement walls framed to floor
- Drainage tiles at perimeter
- High density polyethylene drainage membrane on exterior of foundation walls
- Exterior caulking around all windows and doors
- Well-sealed 6.0 mm vapour barrier
- Tyvek exterior house wrap
- Fully drywalled garage walls
- ENERGY STAR® qualified home

MECHANICAL/PLUMBING SYSTEMS

- High efficiency central forced air 92%+ AFUE natural gas heating system
- Dedicated Heat Recovery Ventilation (HRV) system with ECM motor
- Power-vented natural gas hot water tank; .59 Energy Factor for 40 gallon tank (rental)
- "Pex" polyethylene water plumbing system
- Convenient stainless steel quarter turn shut-off valves under all sinks
- Laundry tub on main floor, as per plan only
- Ready to hook up plumbing/electrical for washer and dryer as per plans
- Programmable heating/cooling thermostat, white
- Sealed duct systems throughout, and heating ducts sized for future air-conditioning
- Ductwork vacuumed prior to occupancy
- Rangehood vented to exterior; Dryer exhaust vented to exterior
- Location of utility meters determined by location of underground services
- Sump pit and pump as per plan

ELECTRICAL SYSTEMS

- Ceiling light fixtures in all secondary bedrooms and master bedroom
- Builders standard light fixture package with energy saving light bulbs to meet ENERGY STAR® requirements
- Light fixtures will be centered in usable area of rooms

- Potlight over kitchen sink (if applicable)
- Four (4) interior potlights (where applicable)
- 100 amp electrical breaker panel (location of panel is determined by the underground services)
- Copper wiring
- Decora light switches and plugs, white
- GFI breakers in all bathrooms and counter height area of kitchen
- 2 electrical outlets in basement
- Exterior light fixtures (black) as per plan
- Four (4) exterior potlights (where applicable)
- Two exterior weatherproof electrical outlets, front & rear
- Electrical outlet in garage (1)
- Outlet(s) in garage for future automatic door opener(s)
- Rough-in for future home security system (wiring for one [1] motion detector included)
- Rough-in for future central vac (two [2] vac outlets included) and rough-in for dustpan vac in kitchen
- Smart House Wire package; 5 telephone outlets, 4 cable outlets
- Interconnected smoke detectors on each floor
- Carbon monoxide detector installed adjacent to each sleeping area in the home (one per home if all bedrooms are on the same floor level)
- Two (2) lawn lamp
- Front and back door chime

SUPERIOR INTERIOR FEATURES

- 9'ceilings on main floor highlighted by oversized windows (as per plan)
- Direct vent natural gas fireplace with oak shelf mantle (as per plan)
- Wall-to-wall 40 oz nylon carpeting with 9mm underpad, and one colour throughout
- Pre-finished oak hardwood flooring on main floor in living, dining & family room(s), den/office and lower hallways (where applicable)
- Ceramic tile flooring in kitchen and breakfast nook, foyer, mudroom, laundry room, & bathrooms; chosen from builder standard selections
- Solid oak staircase, one per home
- Pre-finished oak spindles and handrails where shown
- Direct vent natural gas fireplace with oak shelf mantle (as per plan)
- Colonial interior doors with silver hardware and levered handles
- Oversized Colonial baseboards, window and door casings
- Colonial swing doors on all closets
- Crown-moulding at ceiling in dining room
- Flat ceilings in main living areas: kitchen, bathrooms, foyer, main floor hallway, dining room, living room, family room (on level surfaces), stippled ceilings with 4" border in bedrooms and upper hallway (where applicable).
- Interior walls one coat primer; painted single standard colour designer latex paint; 2 coats on walls & 3 coats on woodwork
- Selection of one paint colour throughout chosen from one of three builder's standard colours
- Side door from house to garage (as per plan)

BEAUTIFUL BATHROOMS

- Custom crafted European-style vanities; mirror over vanity
- Pedestal sink with rounded mirror, towel bar and paper holder in powder room, if applicable

- White bathroom fixtures and ceramic bathroom accessories, one sink per bathroom
- Two-handle lever faucets, chrome finish in bathrooms (builder standards)
- Separate shower stall in Ensuite as per plan
- High gloss acrylic tub in Ensuite as per plan; two-handle Roman tub chrome faucet with hand shower
- One piece bathtub enclosure in main bathroom
- Ceramic tile upper on tub enclosure
- 6 litre low flush toilets with insulated tank
- Water pressure equalizer (scald guard) in all showers

GOURMET KITCHENS

- European kitchen cabinets and vanities with post formed Formica countertops; styles and colours chosen from builder standard selections
- Ceramic tile backsplash selected from builder standards
- Double stainless steel sink in kitchen with chrome finish single lever faucet and vegetable spray
- Microwave shelf with outlet
- Hook ups for future dishwasher
- Dustpan vac rough-in (one)

SUPERIOR EXTERIOR FEATURES

- Stone and/or stucco as per elevation plan. All colour & finishing samples selected from builder's samples.
- Maintenance-free aluminium soffit and fascia
- Permeshield and/or wood trim accent panels (where applicable)
- Operational windows, one per room (as per plan)
- Vinyl clad thermo pane double glazed low-e argon casement windows c/w screens and aluminium grids installed between window panes on front elevations only
- Architecturally designated exterior colour selections may be pre-assigned
- Vinyl garden door as per plan with screen and transom window where applicable
- Vinyl clad slider basement windows with screens, (2) two included
- Vinyl railings and columns on front porch (where applicable)
- Fully dry-walled interior walls in garage
- 25 year self-sealing asphalt roof shingles
- Grip set with deadbolt on front door
- Exterior light fixtures (black) as per plan
- Exterior soffit lights (4) as per plan
- Raised sectional semi-insulated steel garage door(s)
- Two (2) exterior frost-free hose bibs
- Insulated embossed metal front entrance door with weather stripping and transom window
- Rear steps and railing at rear patio door
- Poured concrete porch as per plan

ATTRACTIVE LANDSCAPING

- Architecturally designed streetscape
- Private location with sites that back onto private nature reserve
- Front lawn partially sodded; balance partially seeded
- Paved driveway
- Patio stone walkway to front door