



By Forest Park Homes

Quality Appointments

QUALITY CONSTRUCTION FEATURES

- Exquisite contemporary exteriors **designed by acclaimed London architect Mcmicheal Ruth.**
- **9 foot ceiling** height on main floor. 8 foot ceiling height on upper floor.
- All lots are fully sodded & graded to municipal requirements.
- 12"x12" handy paver driveway within one year of closing.
- 12"x12" handy paver walkway from driveway to front entry within one year of closing.
- Superior levels of insulation meeting or exceeding building code standards.
- **R60 Blow-in Attic Insulation** (flat ceiling areas).
- **R40 Batt Insulation** (sloped ceiling areas).
- **R24 Wall Insulation.**
- **R20 Basement Wrap Insulation.**
- House sealed in vapor barrier as per Ontario Building Code.
- **Large 160 sq.ft (approx.) pressure treated deck** providing the perfect place to relax and entertain outdoors.
- **Fenced yards** providing safety and privacy for you and your family and one less project for you to complete after you move in. Includes one gate minimum. Site specific.
- Poured concrete foundation walls with weeping tile and a superior drainage membrane to protect against water penetration, a key component in keeping your basement dry.
- All exposed foundation walls will be covered with parging.
- Front porches are poured concrete.
- Concrete Porches will come with Pre-finished maintenance free aluminum railing where required by Building Code. (White Colour)
- **Professionally engineered floor system with huge 11 3/4" floor joists** providing superior strength.
- Sub-flooring finished with **3/4" tongue & groove OSB subfloor** with edges sanded prior to the installation of floor finishes.
- Subfloor glued & nailed to floor joists to prevent squeaks.
- **Professionally engineered roof truss system** with 7/16" OSB sheathing.
- **GAF "Lifetime" Shingles.** Colour selection pre determined by builder.
- Maintenance-free exterior designs providing for many years of worry free enjoyment as per selected elevation. Colour selection pre determined by builder.
- **Garage completely drywalled and gas proofed** with one coat of drywall compound.
- Garage ceilings common to interior living space **spray foamed** for incredible comfort and energy efficiency.
- **Our concrete garage floors come with Saw Cut Control Joints** to help reduce unsightly cracking.
- Premium Quality, **Canadian Built, GARAGA**, 26 gauge, Insulated R-16, maintenance-free steel sectional Black garage doors equipped with heavy duty springs, vinyl rollers & long life rust resistant door hardware in a beautiful Contemporary inspired design.
- **LiftMaster 8550W Elite Series DC Battery Backup Belt Drive Wi-Fi Garage Door Openers** allowing you to open your garage door using a control pad, keypad, remote or your mobile phone (app, internet and WiFi connection required). Battery back-up allows you to open your garage door even in a power outage. One keypad and two remote controls included per home.
- All building envelope perforations, including doors and windows will be caulked.
- Exterior colour selections are pre determined by builder.

WINDOWS AND DOORS

- Upgraded Insulated Fiberglass front entry door with stained oak look finish complete with Black "**Berkeley**" Gripset.
- All homes come with convenient access to garage from inside the home through a steel clad insulated door with deadbolt lock and safety closure (grade permitting).
- Polished or Satin chrome deadbolt locks on all exterior doors all keyed the same.
- Oversized white vinyl maintenance free (36" x 24") **ENERGY EFFICIENT** basement window(s). Quantity and locations as per plan. Window wells may be required due to grade.
- Maintenance free Black exterior vinyl operational/fixated **ENERGY EFFICIENT, Low E, argon filled casement windows** providing beautiful curb appeal while helping to reduce your energy bills,
- Windows will be fixed or operational as per plan and builder's discretion.
- All operating windows and sliding doors come complete with screens.

EXQUISITE INTERIOR FEATURES

- **Premium 12" x24" ceramic tiles** in all finished wet areas from our extensive builder's standard selections - one selection/colour throughout.
- **Carpet free main floor.** Choose from a vast selection of ceramic tiles and engineered hardwood. One tile selection and one Engineered hardwood selection per home. A fee will apply for additional tile or hardwood selections.
- **Luxurious plush 40 oz broadloom carpet** with our upgraded gold heavy duty underpad now as a standard- one selection/colour throughout from our numerous builder's samples.
- All ceilings to be "California Style" - except bathrooms & closets which will be at the builder's discretion.
- Stained oak handrail with modern **chrome spindles** in all finished areas & as per plan.
- **FREE UPGRADED** high quality **WEISER "Halifax"** polished or satin chrome finish interior hardware.
- **Sophisticated "Madison" interior swing doors** on all closets, bedrooms, walk-in closets, laundry rooms, mudrooms and bathrooms as per plan.
- **Extra Large 5-1/2" "Contemporary" MDF baseboards & 3-14" "Contemporary" MDF casing** throughout all finished areas.
- All doors, trim & casing shall be finished in high quality white **Benjamin Moore Regal Select** semi-gloss paint.
- Interior walls to be finished with **one coat of primer and two coats of quality Benjamin Moore Regal Select paint** in a flat finish - one colour throughout and from our builder's samples.
- One 12" shelf in all closets. 16" shelves in linen closets. Three 12" or 16" shelves in walk-in pantries (plan permitting and as per design).
- Interior drywall corners finished with **Premium Paper Bead** which reduces cracking on finished drywall.
- **Metal backing on all interior boxing** for greater air tightness of the building envelope, straighter edges and less drywall cracking in the future. Plans may require boxing in order to properly distribute heating & plumbing to the second floor. Bulkhead design and location is at the sole discretion of the builder.

KITCHEN & BATHS

- **You'll be surprised that with our generous standards you can have the kitchen of your dreams without having to add any additional upgrades.**
- Quality Series 3 custom cabinetry in a wide variety of contemporary colours and designs from our builder's samples. **Choose from oak, maple, and even high gloss cabinet doors.**
- **Slow close hinge(s) on all cabinet doors** (except corner cabinets) and **3/4 extension soft close drawers.**
- Our professionally designed kitchens feature a combination of drawers, full height cabinet doors as well as top hinge doors attaining practical comfort with a modern flare (as per plan). Kitchens include **Granite or Quartz countertops** from builders standard selections.
- Entertain in style with a large Island or peninsula complete with a flush breakfast bar (as per plan).
- **A Stainless Steel Chimney Style Rangehood comes standard in all of our designs.**
- Microwave shelf with receptacle. Standard opening 25-3/4" w x 13-3/4 h".
- **Free Upgraded Contemporary Square double or single basin (your choice) stainless steel kitchen sink** with sleek and modern **MOEN "90 Degree"** single lever chrome faucet with pullout spout.
- Dishwasher space provided with a width of 24" and a height of 34 1/2". Includes electrical and plumbing rough-in for future hook up. Hook up and electrical breaker are not included.
- Fridge opening with a dedicated electrical outlet. Standard fridge opening of 37" wide by 71" tall unless otherwise indicated by the homeowner in writing at time of colour selection.
- Opening provided for a slide in stove with heavy duty receptacle. Unless otherwise indicated by the homeowner in writing at time of colour selection the stove width will be 30" wide.
- Plumbing fixtures (toilet, tub and sink) in bathrooms to be standard white.
- **All Powder rooms come with a Vanity (not a pedestal sink) and your choice of granite or quartz countertops** from builder's standard selections. One colour/type throughout. A fee will apply for additional selections.
- **Sophisticated Custom Glass Showers in all ensuite bathrooms.** Comes with acrylic base and beautifully tiled walls. All custom glass showers also include a **free built in shower niche.**
- Mirolin one-piece acrylic tub/shower stalls in main bathrooms.
- All showers come with **Ultra-modern Moen "90 Degree" single lever chrome handle** and a **6" square rainshower head.** Pressure balancing valves in all showers for your families safety.
- All finished ensuite and main bathroom vanities come with **your choice of Granite or Quartz** from builders standard selections. One colour/type per home. A fee will apply for additional selections.
- Contemporary **MOEN "RIZON"** chrome single lever faucets included with all bathroom sinks.
- **Undersink shut-off valves for all sinks.**
- Shut-off valves for all toilets.
- All toilets are water saving, low flush design.
- Mirrors in all finished bathrooms. Sizes determined by builder.
- Privacy locks on all bathroom doors.



Revere By Forest Park Homes

Quality Appointments Elegant Single Family Homes

HIGH QUALITY ELECTRICAL, HEATING & PLUMBING FEATURES

- **200 amp. electrical service** with breaker panel and reliable copper wiring throughout. Electrical panel location determined by builder or electrical contractor.
- **3 free exterior LED Potlights.**
- Electrical receptacles throughout meeting or exceeding electrical code requirements.
- **White Decora** style switch plates & receptacles throughout finished areas.
- **Motion activated light switches** in mudroom and laundry room areas, When your hands are full with groceries, cell phones, keys, laundry, newborns etc there is no need to free up an arm in order to light up your room. The light will also conveniently shut off all by itself within a short time after you exit the area.
- Exterior weather proof electrical receptacles at the front & rear of home, both of which are connected to a ground fault interrupt safety circuit.
- Minimum three electrical outlets in the garage, including two in the ceiling.
- Two electrical outlets in the basement, one at the circuit breaker panel if located in basement & the second beside the water heater.
- Electronic door chime at front entry.
- Smoke detector in every bedroom and on each floor, including the basement - all are interconnected and include a battery backup for your families safety.
- Carbon monoxide detector installed on all bedroom levels as per Ontario Building Code
- **Your Choice of how many cable or phone rough-ins you wish to have installed.** Maximum combined total of 6.
- For this project we are offering our highest quality lighting package ever. **The approximate Retail Value of our Lighting Package is over \$6000.00.**
- Finished bathrooms receive a wall mounted light fixture above the mirror.
- **Each bathroom sink will have its own light fixture.** So, if your vanity has a double sink in the main bath or ensuite the vanity will come with two lights not just one.
- Two exterior water taps with locations to be determined by the builder.
- **NEST 3RD GEN Learning Thermostat:** Programmable Digital WIFI Thermostat for optimum home comfort. Sleek and beautifully designed to keep you comfortable and help reduce your monthly energy costs. Control the temperature of your home from anywhere using any compatible mobile phone, laptop or digital device. App, internet and WiFi connection required.
- High Efficiency AFUE **96% efficient** two stage forced air natural gas furnace with ECM motor providing exceptional comfort and energy savings.
- All supply ductwork sealed for maximum energy savings.
- **13 SEER Central Air Conditioner.** (Sized to home. Location determined by builder or HVAC contractor).
- Lifebreath (or equivalent) **HRV** , Simplified system. (Sized to home).
- Rinnai Super Efficient Rented **Tankless Water Heater** helping to lower your monthly gas bills.
- Furnace, HRV, A/C & rental tankless water heater location to be determined by HVAC or plumbing contractor at the time of installation.
- Basement laundry location to be in utilities area (if applicable per plan). Exact location determined by builder, HVAC or plumbing contractor.

LAUNDRY AREA

- One single basin plastic laundry tub on legs complete with washer hook up and drain or recessed wall box where applicable and as per plan. Comes complete with two handle chrome laundry tap.
- Hot and cold taps for washer and heavy duty wiring for clothes dryer.
- Exterior exhaust for clothes dryer.

ALSO INCLUDED

- Exterior exhaust for clothes dryer.
- Rough-in for future central vacuum system on main and upper floors.
- 3 piece basement bathroom rough-in.

BUILDER GUARANTEE

- Forest Park Homes Limited has built hundreds of homes of the highest quality for over 20 years. The company is an excellent rated builder and we offer a complete and comprehensive Customer Service Program which includes:
- A detailed pre-delivery inspection with one of our experienced and knowledgeable Service Coordinators who will thoroughly explain the various systems built into your new home.
- A seven year warranty on major structural defects.
- Two year warranty on major systems, including heating, plumbing, electrical & the building envelope.
- One year comprehensive warranty.
- All construction will meet or exceed the specifications of the Ontario Building Code and the Tarion Warranty Corporation.

GENERAL

- Presentation plans & model home may show optional features, which are not included in the base price.
- Material specifications & floor plans are subject to change without notice.
- All house renderings are artists' conceptions and all floor plans are approximate in dimension.
- The Seller reserves the right to reverse the floor plan on the proposed property if necessary.
- The Ontario New Home Warranty Program's enrollment fee is to be paid by the Buyer as an adjustment on closing.
- The purchaser acknowledges and agrees that the Purchaser is not relying upon any representation or warranty whatsoever arising out of any conversation with the Sales Representatives of the vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale, the Colour Selections and Optional Extras Agreement, and this Quality Appointments Document. The purchaser further acknowledges that this clause has specifically been drawn to the Purchaser's attention.
- Two storey plans may require bulkheads to distribute heating and plumbing to the second floor. Bulkhead locations determined by builder.

