



**TRI-ROM HOMES INC.  
Schedule 'A' Superior Features**

**DISTINCTIVE EXTERIOR FEATURES**

- Unique designer elevations with architecturally controlled exterior colour packages (for brick, stone, shingles, exterior painting, soffit etc.) to provide pleasing, coordinated streetscape.
- Designer stone and siding.
- Poured concrete basement walls and weeping tiles.
- Raised slopes to provide accentuated roof pitches (as per plan).
- Maintenance free vinyl casement windows throughout main floor and lower level slider windows.
- Maintenance free white thermo pane-sliding patio doors.
- High quality aluminum insulated clad sectional roll-up door(s) equipped with heavy duty springs and long life rust resistance door hardware (windows optional).
- Covered front porches (where applicable).
- Pre-finished maintenance free aluminum soffits, fascia, eaves troughs and downspouts. (to be determined)
- Self-sealing fiberglass shingles with manufacturer's lifetime warranty.
- Two exterior water taps (one at rear or side and one in garage).
- Two exterior weatherproof electrical outlets with ground fault interrupter (one in garage and one in rear).
- Driveway to be paved.
- Poured concrete walkway to front entries.
- Fully seeded front, back and side yard. Sod is optional. Purchaser responsible to water and maintain.
- Decks optional.

**SUPERIOR INTERIOR FEATURES**

- Spacious open concept homes with innovative design features.
- Coffered ceilings (optional).
- 8 foot ceilings on main floors. 9 foot ceilings optional
- Woodwork painted in white semi-gloss finish.
- Easy maintenance smooth ceilings in all finished areas.
- Direct vent gas fireplace with mantle (optional as per plan).
- Future basement finished recreation room, bedroom and offices (optional as per plan).
- Rounder corner beads.
- High quality washable latex paint on all walls and woodwork.
- Door profiles to be chosen from builder's selections

## **GOURMET KITCHEN FEATURES**

- Finely crafted quality custom designed kitchen and kitchen cabinetry (from builder's samples). Available colors and styles. Including: Bank of drawers, microwave shelf (as per plan), breakfast bar, floor to ceiling or walk-in pantries (optional as per applicable plans).
- Formica counter tops from builder's samples. Counter selections standard. Granite and Corian optional upgrade.
- Under counter space with rough in provided for dishwasher.
- Dual compartment stainless steel sink and single lever faucet.
- Heavy-duty wiring and receptacle plug for stove.

## **LUXURIOUS BATHROOMS/POWDER/LAUNDRY ROOM FEATURES**

- One piece tub/shower surround for main bathroom in white. Ensuite bath with shower and soaker tub (optional as per applicable plans).
- All plumbing fixtures to be white throughout.
- Exhaust fan in all bathrooms and powder rooms (window in applicable plans).
- Separate shower stalls (as per applicable plan).
- Heavy-duty outlet for laundry and exterior dryer vent, fully installed, including electrical outlet for washer.
- Water pressure equalizer/scald guard.

## **LIGHTING, ELECTRICAL & SECURITY FEATURES**

- 200-amp electrical service with automatic circuit breaker panel and copper wiring throughout.
- All wiring in accordance with Ontario Hydro Standards.
- Builders Standard ceiling mounted lighting fixtures throughout. (see checklist)
- Electronic smoke detectors and carbon monoxide detectors as per building code.
- Ground-fault interrupter protections as per Ontario Hydro Standards.
- Pre-wired Heavy-duty receptacles provided for easy installation of clothes dryer and stove. Gas optional.
- Exterior lighting as per elevation.
- Electronic door bell and chime at front door.
- White décor switches, receptacle and plates throughout.
- One exterior receptacle in Eave for exterior lighting.

## **"THE FINISHING TOUCH" FLOORING FEATURES**

- Ceramic in all wet areas.
- Choice of carpet on stairs.
- Carpet or laminate choices throughout all living areas. Builders samples.

## **SUPERIOR STRUCTURAL FEATURES**

- 2 X 6 construction, 16" on center on exterior walls, of all living areas.
- All steel support beams.
- All sub-floors are 5/8-inch tongue and groove plywood glued and screwed. Engineered floor joists.

## **ENERGY EFFICIENT FEATURES**

- High efficiency, gas forced air furnace with electronic ignition, power vented to exterior with HRV according to building code.
- Ducting sized to accommodate future air conditioning.
- Hot water on demand, gas fired, rental paid by purchaser.
- R27 insulation to exterior walls, R50 in attic, R20 in basement walls.
- Doors and windows sealed on exterior with high quality caulking (energy conservation and draft protection).
- Steel clad insulated entry doors with weather stripping and deadbolt lock.
- Interior garage doors (as per plan) with safety door closure.

## **ROUGH-IN FEATURES**

- Rough in for cable TV in all finished rooms (excluding bath and kitchen).
- Rough in for Bell Telephone in all locations (excluding bath).
- Rough in for Central Vacuum System.
- Rough in floor drains for future basement bathrooms

## **FOR YOUR PEACE OF MIND**

- All homes are protected against major structural defects for seven (7) years under Tarrion Warranty. (Fee to be paid by Purchaser of closing).
- Survey provided on closing.
- Tri-rom Homes Inc. offers excellent after sales services.
- Tri-rom Homes Inc. will make custom changes to plans (where applicable ask sales representative for details).

