

WILTSHIRE HOMES

SIGNATURE INCLUSIONS

FOYER

Choice of floor tile from design selections

Tileable floor vents

Per lighting plan, choice of one (1) chandelier from design selections

LIVING ROOM

Choice of engineered hardwood flooring from design selections

Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection

Per lighting plan, choice of one (1) semi-flush ceiling light from design selections

DINING ROOM

Choice of engineered hardwood flooring from design selections

Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection

Per lighting plan, choice of one (1) chandelier from design selections

OFFICE/DEN/LOFT (where applicable as per floor plans)

Choice of engineered hardwood flooring from design selections

Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection

Per lighting plan, choice of one (1) flush ceiling light from design selections

POWDER ROOM	
	Choice of designer selection packages for tile, vanity colour, door style, hardware and countertop (1.5" thickness)
	Flush, fileable floor vents
	Per lighting plan, choice of one (1) vanity light (horizontal, centered) from design selections
	Undermount sink
	Choice of Chrome single-hole faucet and bathroom accessories (tissue holder and towel ring) from design selections (Moen/Delta)
	Low consumption, slow close, elongated toilet with concealed trapway
	Custom, frameless, wall-mounted mirror
KITCHEN	
	Choice of engineered hardwood flooring from design selections
	Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection
	Custom (MDF, painted) soft close cabinetry, crown moulding and cabinetry range hood cover. Includes island
	Choice of designer selection packages for backsplash tile, cabinetry colour, door style, hardware and countertop (2" thickness)
	Per lighting plan, pot lights and rough in for two (2) pendant lights over island
	Under cabinet valance lighting for upper cabinetry
	Choice of undermount sink from design selections
	Choice of Chrome faucet (single mount with pull out spray) from design selections (Moen/Delta)
	Rough-ins for appliances (30" Gas Range, 36" Fridge including water line, 24" Dishwasher)

PANTRY	
	Choice of engineered hardwood flooring from design selections
	Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection
	Per lighting plan, choice of one (1) flush ceiling light from design selections
	Built in Shelving
SERVERY (where applicable as per floor plans)	
	Choice of designer selection packages for base cabinetry colour, door style, hardware and countertop (2" thickness)
	Choice of undermount sink from design selections
	Choice of Chrome faucet (bar/prep) from design selections (Moen/Delta)
GREAT ROOM	
	Choice of engineered hardwood flooring from design selections
	Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection
	Pot lights as per lighting plan
	42" gas fireplace with switch and drywall finish
	Vaulted Ceilings
PRINCIPAL BEDROOM	
	Choice of engineered hardwood flooring from design selections
	Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection
	Per lighting plan, choice of one (1) semi-flush ceiling light from design selections
	Tray ceiling or Vaulted Ceiling as applicable per plan

PRINCIPAL BEDROOM WALK IN CLOSET	
	Choice of engineered hardwood flooring from design selections
	Per lighting plan, choice of one (1) flush ceiling light from design selections
	Standard closet rods and 16" shelf
PRINCIPAL ENSUITE	
	Choice of designer selection packages for tile, vanity colour, door style, hardware and countertop (1.5" thickness)
	Tiled shower niche
	Flush, tileable floor vent
	Per lighting plan, one (1) pot light in shower, choice of one (1) flush ceiling light, two (2) vanity lights and one (1) chandelier over tub from design selections
	Two (2) undermount sinks
	Choice of Chrome single-hole faucets, bathroom accessories (tissue holder, towel bar, towel ring and robe hooks) and shower system (shower head and hand held) from design selections (Moen/Delta)
	Frameless glass shower panel
	Choice of free-standing tub from design selections
	Choice of Chrome floor-mounted tub filler from design selections (Moen/Delta)
	Low consumption, slow close, elongated toilet with concealed trapway
	Custom, frameless, wall-mounted mirrors
	Exterior vented exhaust fan

BEDROOMS	
	Choice of engineered hardwood flooring from design selections
	Choice of flush wood insert floor vent cover or flush wood floor vent covers, stained to match flooring selection
	Per lighting plan, choice of one (1) flush ceiling light from design selections
	Standard closet rod and 16" shelf
BATHROOMS	
	Choice of designer selection packages for tile, vanity colour, door style, hardware and countertop (1.5" thickness)
	Tiled niche
	Flush, tileable floor vent
	Per lighting plan, one (1) pot light, choice of one (1) flush ceiling light and one (1) vanity light from design selections
	Undermount sink
	Choice of Chrome single hole faucet, bathroom accessories (tissue holder, towel bar, towel ring and robe hook) and shower or tub system combo (shower head, hand held) from design selections (Moen/Delta)
	Low consumption, slow close, elongated toilet with concealed trapway
	Custom, frameless, wall-mounted mirror
	Exterior vented exhaust fan

MUDROOM/LAUNDRY ROOM	
	Choice of designer selection packages for prefinished laundry sink cabinet colour, door style, hardware and countertop (1.5" thickness)
	Flush, tileable floor vent
	Per lighting plan, choice of one (1) flush ceiling light from design selections
	Undermount sink
	Chrome laundry faucet (Riobel)
	Rough-in for appliances (washer and dryer)
	Exterior vented exhaust fan
STAIRCASE TO 2ND FLOOR (where applicable as per floor plans)	
	Natural oak stairs 3 1/2" posts, 3" hand rail and 1 3/4" treads stained to match hardwood selection
	Straight Wrought Iron Pickets
OTHER	
	Rough-in and install central A/C
	200-amp service
	High-efficiency furnace
	High-efficiency hot water tank (rental)
	Rough-in and install sump pump
	Rough-in and install heat recovery ventilation (HRV) unit
	Sub-floor to be screwed and glued
	R-30 ceiling insulation, R-22 wall insulation, R-60 attic insulation, R-20 basement insulation and spray foam in applicable areas per OBC
	Professionally cleaned (including ducts) prior to occupancy
	Install propane tank (rental)

GARAGE	
	Poured concrete floor
	Per lighting plan, three (3) utility lights
	Finished walls and ceiling (insulated, vapor barriered, drywalled and primed)
	Conduit for future electric vehicle plug rough-in
	Insulated steel garage doors
	Door from garage into house
BASEMENT	
	Poured concrete floor with foam board insulation
	Per lighting plan, utility lights throughout
	Rough-in for future 3-piece bathroom
	HVAC ducts ran to floor level
	Cold cellar to include solid core door with weather stripping, utility light, floor drain and vent

INTERIOR FINISHES AND FEATURES

10' ceilings on main floor, 9' ceilings on 2nd floor and basement (as applicable per plans)

Standard CO/smoke detectors per the OBC

Rough-in and install smart thermostat

Rough-in for smart door chime

Decora rocker light switches and duplex outlets

1/2" drywall (wall and ceiling), waterproof drywall (tub and shower enclosures in bathrooms) and smooth ceilings throughout

Choice of baseboard (5") and casing (3.5") design style from design selections to be painted white

Choice of interior door style from design selections painted white

8' interior doors (main floor) and 6'8" interior doors (basement and 2nd floor, if applicable)

Choice of interior door hardware finish from design selections

Privacy locks on all bathrooms and principal bedroom

Baseboards, trim and casing painted white

Ceilings painted white

Choice of neutral paint colour from design selections for walls

EXTERIOR FINISHES AND FEATURES

Mix of Brick, Stone, Stucco and Siding as applicable per plans

Roof Shingles

All soffits, eaves, downspouts and fascia are prefinished aluminium

Insulated, Low-E, double pane vinyl windows with black exterior and white interior finish

Poured concrete front porch

Concrete stairs to front door entry

Insulated fibreglass front door

Black aluminum railing at Front Entrance

Concrete or Wood deck with black aluminum railing off of GreatRoom (as applicable)

Patio door on basement walkout or walk up (as applicable)

Weather stripping on all exterior doors

Landscape design includes seeded portion of yard

Rear walk out/walk up finished with concrete patio slabs (as applicable)

Gravel driveway

Three (3) hose bibs, one at the front, one on the side and one at the rear

Capped gas line at rear (for future barbeque hook up)

Decorative house number

EXTERIOR LIGHTING AND ELECTRICAL	
	Per lighting plan, pot lights as applicable per plans
	Per lighting plan, two (2) exterior decorative lights by garage doors
	Per lighting plan, one (1) exterior sconce at all exterior doors
	Three (3) GFCI outlets, front, side and rear
GENERAL NOTES	
	All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or visa versa & actual product size may vary slightly as a result.
	All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.
	All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined selections.
WARRANTY	
	<p>The Tarion Warranty Corporation backs Wiltshire Homes with the following warranties:</p> <p>The home is free from:</p> <ul style="list-style-type: none"> • defects in workmanship and materials for a period of one year. • defects in workmanship and materials for a period of two years on electrical, plumbing and heating distribution systems. Any water penetration through exterior cladding, windows, doors and exterior caulking. • major structural defects for a period of seven years. <p>Please refer to your home owner information package and/or visit tarion.com for further details.</p>