

# Avondale Homes Inc.

[www.avondalehomes.ca](http://www.avondalehomes.ca) email: [info@avondalehomes.ca](mailto:info@avondalehomes.ca)

Phone: 905-744-7000



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## **Feature Sheet – Custom Home**

### **House Exterior Features:**

1. Modern Architecture with very sleek and practical layout.
2. Exterior finished with Stucco, Siding and stone as per elevations.
3. Window trim around windows as per drawings (where applicable as per plans and elevations).
4. Architecturally controlled elevations, materials, streetscapes and exterior colour schemes for the purpose of creating an aesthetically pleasing community.
5. Vinyl Clad Exterior Door Frames and garage door frames.
6. All windows (excluding basement) are Energy Star rated, white vinyl, thermal pane casement windows as per the exterior colour scheme. All operable windows to have insect screens.
7. Fiberglass Door entry, as per plans. (As per builder's Choice)
8. Fiberglass Front Door with dead bolt and multi lock system. (As per builder's Choice)
9. Maintenance Free Pre-finished aluminum soffits, fascia, eavestroughs and downspouts.
10. Premium moulded panelled sectional rollup garage doors in a variety of enhanced designs with inset door lights (as per plans and elevations) with long life hardware. (As per builder's Choice)
11. Electrical Garage Openers are included with remotes.
12. Self sealing quality asphalt roof shingles with manufacturer's 40-year warranty.
13. Hose Bibs located at the rear of the house, and in the garage with non freeze feature.
14. Modern Glass Railing for porch / balcony railings. (if required by design or grade)
15. Driveway is paved with asphalt from city road to the house and to the garage
16. Have socket plugs for Christmas lights in soffits
17. Exterior porches and soffits are finished with High Density premium wood.
18. Concrete Steps to the house porch as per building plan

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## **Energy Efficiency:**

19. All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements; exterior walls will be of 2" x 6" wall studs.
20. R60 Insulation for Attic ceiling over habitable area with weather striped attic hatch access.
21. Exterior walls will be insulated As Per Drawings to R-22 . Floor Joist Pockets and cavities will be insulated with spray foam.
22. Basement walls will be insulated As Per drawings ( Or Building Code) With R20 Insulation.
23. All drywall applied with screws, using a minimum number of nails and drywall clips for upper hall ceilings to minimize repairs in the future.
24. All window, doorframes and building perforations are caulked with Dimeric type caulking.
25. Insulated front entry door with insert glass pane lite complete with weather stripping, deadbolt lock and grip set.
26. High efficiency, spark ignition, forced air gas furnace with set-back thermostats for the greatest savings, reliability and quite comfort.
27. High Efficiency Gas fired Water Heater.
28. Water saving toilets and rain shower header as per builder's choice.
29. Have wall Hung toilets in master bathrooms and powder room.
30. Bi-fold doors from family room to the backyard

## **Superior Construction:**

31. Pour Footing and Foundation with heavy duty damp proofing, Drainage layer and weeping tiles as per approved plans.
32. Poured reinforced concrete garage floor slab as per drawings.
33. Poured reinforced Concrete in porch.
34. All sub-floors are tongue and groove; nailed and glued down.
35. The first and second floor will be framed with an engineered wood floor joist system (As per approved drawings) for optimum performance and quality.
36. Steel Beam construction as per approved building plan.
37. All Garage Walls to be fully drywalled and primed as per builder's choice.

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38. Interior walls will be finished with 1 coat of primer and 2 coats of finished coat. Trims to be painted white. Color choice for walls TBD by the owner.
39. Sump Pump with alerting system is installed as per plan.
40. The walkway from the driveway to the front entry (where applicable) are of cemented steps if needed.
41. The walkway from the driveway to the back of the house is gravel with concrete slabs.
42. Steps from garage to house entry door to the house will be wooden steps as per code.
43. Steep roof pitches to enhance elevations.
44. Antique-style black finish coach lights on front elevations and detached garages.
45. Dead bolt locks for all exterior swinging doors to dwelling units.
46. Cold Cellars as per plan is included.
47. One Key to operate all locks if preferred
48. Bathrooms and laundry area will be prefinished with rubber membrane to prevent any water leakage.

## **Interior Finishes:**

49. Quality constructed and furniture finished kitchen and bathroom cabinetry with full backing, under-blocking and quality hardware. Colour matched kickplates (as per plans where applicable). Counter tops will be quartz. Color will be selected by the client for kitchen cabinets and hardware. Allowance
50. Interior passage locks; satin nickel knobs or satin nickel lever handle with privacy locks for all bathrooms. Front door gripset(s) in satin nickel. All Locks are operated by one key.
51. Smooth Ceilings throughout the house for easy maintenance.
52. Tray Ceiling in the bedroom upstairs to enhance the look of ceiling and get additional heights. If trusses can accommodate it.
53. Quality latex paint on interior walls (Selected by the Client).
54. Up to 75 Pot Lights are included (Interior & Exterior)
55. Chrome plated accessories; towel bar, tissue dispenser and soap dish in all bathrooms.
56. Glass Railings from basement to the second floor. (where applicable).

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57. Oak Stair cases from basement to Second floor as per plan.
58. Master bedrooms complete with an en-suite bathroom as per plans.
59. Upgraded modern Trim with 4" wide casing and 10" high baseboards through out the house.
60. Quality ceramic main floor tiles in the foyer and powder room, main or second floor laundry rooms and throughout the main hall, where applicable as per our brochures. Tile size can go up to 48" x 48"
61. Quality Engineered flooring installed on main floor and second floor areas not covered by ceramic tile.
62. Ceiling height on the basement is 9", main floor is 10', and 9' feet high on the second floor as per approved plan.
63. Quality ceramic tile on upstairs bathroom floors, bathtub and shower enclosure walls up to and including the ceilings. (except for deck tubs which include the full height walls only)
64. Upgraded ledge back double compartment stainless steel sink in the kitchen
65. Premium brad chrome finish single lever faucets.
66. Laundry room have single basin laundry tub mounted with cabinets for storage
67. One Laundry room with cabinets around the laundry and as per plan permits.
68. White lavatory sinks, countertops, vanity as per plans for all bathrooms
69. Premium Brand washer less chrome single lever faucets for all bathroom lavatory sinks, kitchen with manufacturer's limited long-term warranty as per Builder's Choice.
70. White decora switches and plugs with Plates throughout the house.
71. Socket plugs will be installed in the baseboard where ever it is possible for the clean look.
72. Interior light fixtures in every room, hallway and walk-in closets excluding living rooms or great rooms where switched wall receptacles are provided for future lamps.
73. Each room will have HDMI, Network connection for TV.
74. All bathroom electrical receptacles with a ground fault detector circuit for safety around water.
75. An exterior weatherproof electrical receptacle in the rear yard and front porch (where applicable).
76. Interconnected smoke alarms on each level including the basement as per the Ontario Building Code.
77. Carbon Monoxide Detector(s) as per the Ontario Building Code.
78. Front door electric door chime with video capabilities.

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- 79. Rough-in electrical wire for future dishwasher in the kitchen.
- 80. All bathrooms (with or without windows) have exhaust fans vented to the outside.
- 81. Wiring for centrally located smart thermostat ready for air conditioning.
- 82. All supply ducts and return air ducts are sized and ready for central air conditioning.
- 83. Walk up stairs from the basement as shown in the plan.

## **Upgrades Including:**

84. Up to 7 Closets are finished with organizers design	–	Allowance Amount: \$65K
85. Accent Wall for the entry as per customer	–	Allowance Amount: \$10k
86. Mud room and laundry rooms will be finished with cabinets	–	Allowance Amount: 15K
87. Additional Laundry Room upstairs with cabinets	–	Allowance Amount: 6k
88. Front Covered Porch with finished floor	–	Allowance Amount: 30K.

Following services can be purchased at extra cost:

1. Rough in for additional amenities
2. Any additional changes beside approved plans
3. Appliances

Note: Any additional upgrades will be considered as a Change Request and will be documented after discussing with client.

Tarrion Warranty: House will be covered under New Homes Warranty Program: 1, 2 and 7-Year coverage

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**One Year Warranty:** Requires that your home is built properly and free from defects in materials • Ensures your home is fit for habitation • Protects against Ontario Building Code violations

**Two Year Warranty:** Protects against water penetration through the basement or foundation walls • Protects against defects in materials, including windows, doors and caulking, or defects in work that result in water penetration into the building envelope • Covers defects in work or materials in the electrical, plumbing, and heating delivery and distribution systems • Covers defects in work or materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding)

**Seven Year Warranty:**

Provides coverage against major structural defects. These include: • Defects in work or materials that affect a structural loadbearing element of the home, resulting in a structural failure, or that could materially and adversely compromise the home's structural integrity • Defects in work or materials that materially and adversely affect the use of a significant portion of the home