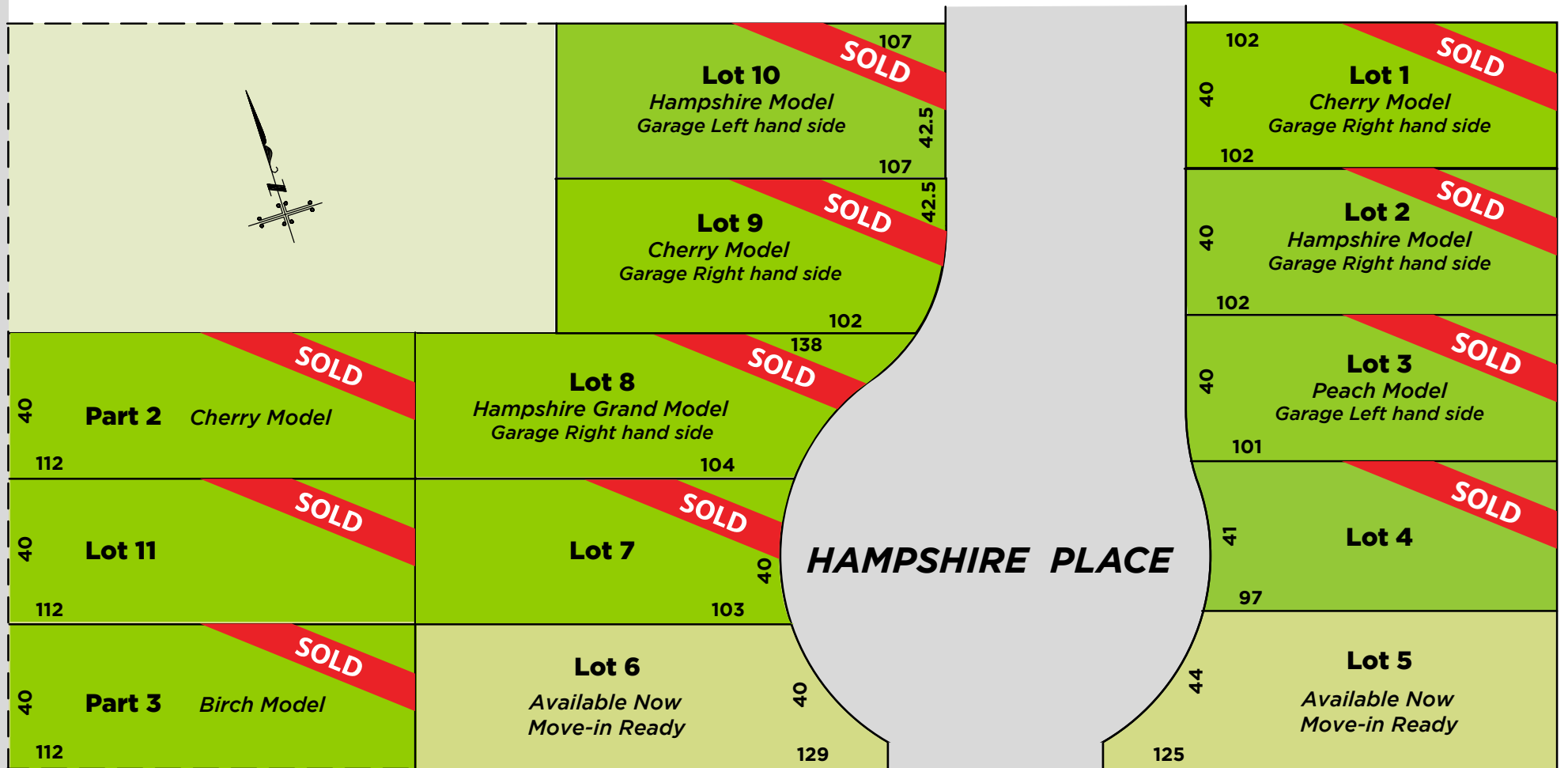


SECOND ROAD WEST



**SILVESTRI
HOMES INC.**

silvestrihomes.ca

Hampshire Place

Upper Stoney Creek

SILVESTRI HOMES INC.

STANDARD FEATURES & FINISHES **Hampshire Place - Stoney Creek**

EXTERIOR FEATURES

1. All exterior designs, colours and house sittings to be architecturally controlled by Silvestri Homes. All homes are presited.
2. Stone/stucco siding front elevations as per plans. All brick sides and rear elevations.
3. Decorative municipal address plaque for all homes.
4. Maintenance free aluminum soffits, fascia, eave-strough and down pipes.
5. Upgraded Architectural style shingles.
6. Fully sodded lots. Pre-cast concrete steps with slabs leading to driveway.
7. Paved driveway.
8. Maintenance free vinyl dad casement windows with multipoint lock and fold away handles, colour selection in white.
Note: basement windows are white sliders.
9. Steel insulated garage door with windows(note: locking hardware will only be installed on request).
10. One exterior hose bib in rear yard and one in garage (location to be determined by Silvestri Homes).
11. All porches and garages reinforced with 15M rebar spaced at 16" on center. All garage and basement floors are saw cut.

12. Garages to be fully drywalled, taped, gas proofed, 1 coat of drywall compound and lightly sanded.

13. Garage exterior walls are insulated with R-12. No vapour barrier.

ELECTRICAL FEATURES

14. 100 amp electrical service with circuit breaker panel.
15. 220 V outlets provided for stove and dryer.
16. Electrical outlet provided for future garage door opener.
17. Two exterior outlets, 1 in rear yard and 1 in front on ground faulted line controlled by 1 GFI outlet.
18. All bathrooms on a ground faulted line controlled by 1 GFI outlet
19. ARC fault breakers provided as required by code.
20. Builder to install as standard 12" 3 clip domes throughout. Vanities to have chrome strip bars. No chandeliers will be installed. Builder will install customer supplied light fixtures at an additional cost.
21. White decors switches and plugs.
22. One electrical outlet in great room provided for wall mounted TV.
23. R.I. wiring for future dishwasher. No breaker will be provided. Purchasers must call a licensed electrician.
24. Smoke detector, strobe and carbon monoxide detector(3 in 1) in all bedrooms and all floors, interconnected with back up batteries.
25. Location of hydro meter to be determined by Silvestri Homes and or electrical company.

26. Exterior wall light provided at garden door.

27. Microwave electrical outlet on its own dedicated circuit.

FLOORING FEATURES

28. Upgraded imported 12"x24" porcelain floor tiles from builder's standard selection for all floor tiled areas. Shower and tub walls to be selected from wall tile selections.
29. Upgraded 40 oz carpet with upgraded 3/8" high density chip pad on entire second floor, less tiled areas. Selection from builder's samples.
30. 3/4"x3 1/4" wide engineered hardwood flooring on main floor, non tiled areas only, from standard samples.
31. All sub flooring is 3/4" thick aspenite, nailed, glued, screwed and joints sanded.

BATHROOMS, PLUMBING & LAUNDRY FEATURES

32. White plumbing fixtures throughout.
33. Comfort height elongated toilets.
34. Chrome single lever faucets for all bathrooms.
35. Mirrors, towel racks, soap dishes and toilet paper holders are not provided.
36. Custom shower door and jamb surrounds for ensuite.
37. Shut off valves for all plumbing fixtures.
38. Acrylic soaker tub in ensuite.
39. 5' x 32" acrylic soaker tub in main bath.

40. 36" high vanities for extra comfort. Choice of semi maple or semi oak from standard selection. Soft close doors and drawers

41. Post formed laminate countertops from standard selections.

42. Upgraded quiet soft air bathroom exhaust fans including laundry room.

43. Venting sleeve for dryer.

44. Plastic laundry tub in laundry room with drain and water connections for washer.

KITCHEN CABINETRY FEATURES

45. Selection from stain semi maple or semi oak standard selections, group 1.
46. Top drawer construction.
47. Crown moulding and light valance trim.
48. 1 set of pots and pan drawers.
49. Full depth fridge upper cabinet and fridge gables.
50. Microwave shelf.
51. Pantry as per plan.
52. Soft close doors and drawers.
53. Double ledge back stainless steel sink with single lever pullout chrome faucet.
54. Post formed laminate countertops.
55. 12" deep upper cabinets.
56. Stainless steel exhaust fan vented to exterior (no cabinet above stove space).

(continued)

57. Cabinet opening to accommodate future dishwasher(plumbing rough in and electrical rough in provided).

58. Bulkheads above kitchen cabinets if required. 36" upper cabinets are standard.

INTERIOR FEATURES

59. Main floor to second floor stairs to be carpet grade with oak stringers. Stairs from main floor to basement are paint grade utility stairs. Stain colour to be selected from Min Wax Stain.

60. Oak handrails and square contemporary spindles.

61. 2-3/4" colonial style casing in finger joint pine along with 5-1/4" colonial style baseboards in finger joint pine. All trim painted white.

62. 9' main floor ceiling height.

63. 8' second floor ceiling height.

64. 6' garden door off dinette.

65. 2 panel smooth doors throughout. Includes entrance and garage man door.

66. Quality pewter hardware throughout Kwikset front door to have gripset

67. Rough in central vacuum (pipe dropped to basement).

68. Rough in CAT 5 and cable in every bedroom and 1 on main floor. Location TBD by Silvestri Homes unless specified by buyer. No activation by builder. Blank cover plates to be provided.

69. Upgraded smooth ceilings throughout.

70. Wire shelving in all dosets. Shoe rack to be provided for main floor closets.

71. Resilient channel on 2nd floor ceilings for a straighter ceiling and to maximize truss uplift.

72. All trim and doors to be painted white.

73. Choice of 2 interior paint colours for walls, in a flat finish.

QUALITY CONSTRUCTION FEATURES

74. 2"x6" exterior wall construction.

75. 2"x10" engineered floor joist construction(over code).

76. 3/4" thick aspenite sub floor.

77. 3/8" thick roof plywood sheeting.

78. All high walls constructed with 2x6 timberstrand studs to ensure a straighter wall and minimize shrinkage.

79. Steel beam construction in basement

80. 8" poured concrete foundation wrapped with Delta MS waterproof membrane.

81. Sewer back flow preventer in all basements.

ENERGY SAVING FEATURES

82. Programmable thermostat.

83. Energy Star Efficiency windows.

84. R-22 exterior walls and R-31 in cathedral ceiling areas or no access ceiling areas.

85. R-60 blown in attic insulation.

86. R-31 2 lb polyurethane foam insulation over garage and living space bump outs.

87. All gaps around window openings to be foamed.

88. All main floor joist cavities are spray foamed with R-22 2 lb polyurethane.

89. Lennox Elite Series EL296 high efficiency two stage furnace (96% efficiency). Available 10 year parts warranty when you register appliance.

90. High efficiency 50 gallon HOT WATER TANK (RENTAL).

91. Furnace interconnected to ENERGY RECOVERY VENTILATOR (ERV).

92. Ducting sized for future air conditioner.

NOTE:

93. House layout may be reversed from brochure.

94. Risers to home may vary from brochure.

95. Some homes may have a step down from mudroom to accommodate less risers in garage.

96. Silvestri Homes reserves the right to make minor changes at their discretion

97. Brochure is an artist concept.

PROMOTIONS

- 3/4" x 6" hardwood flooring on main floor in non-tiled areas

- Upgraded faucets throughout

- 5 1/4" baseboards

- All brick, sides and rear

- All smooth ceilings

- 12" x 24" porcelain floor tiles

WARRANTY

Silvestri Homes is proud of our exemplary record with Tarian Warranty Corporation covering the following items:

1. The home is free from defects in workmanship and materials for one(1) year.

2. The home is free from defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, windows and doors, building envelope and basement remains free from water penetration for two(2) years.

3. The home is warranted against all major structural defects for seven(7) years.



The Cherry

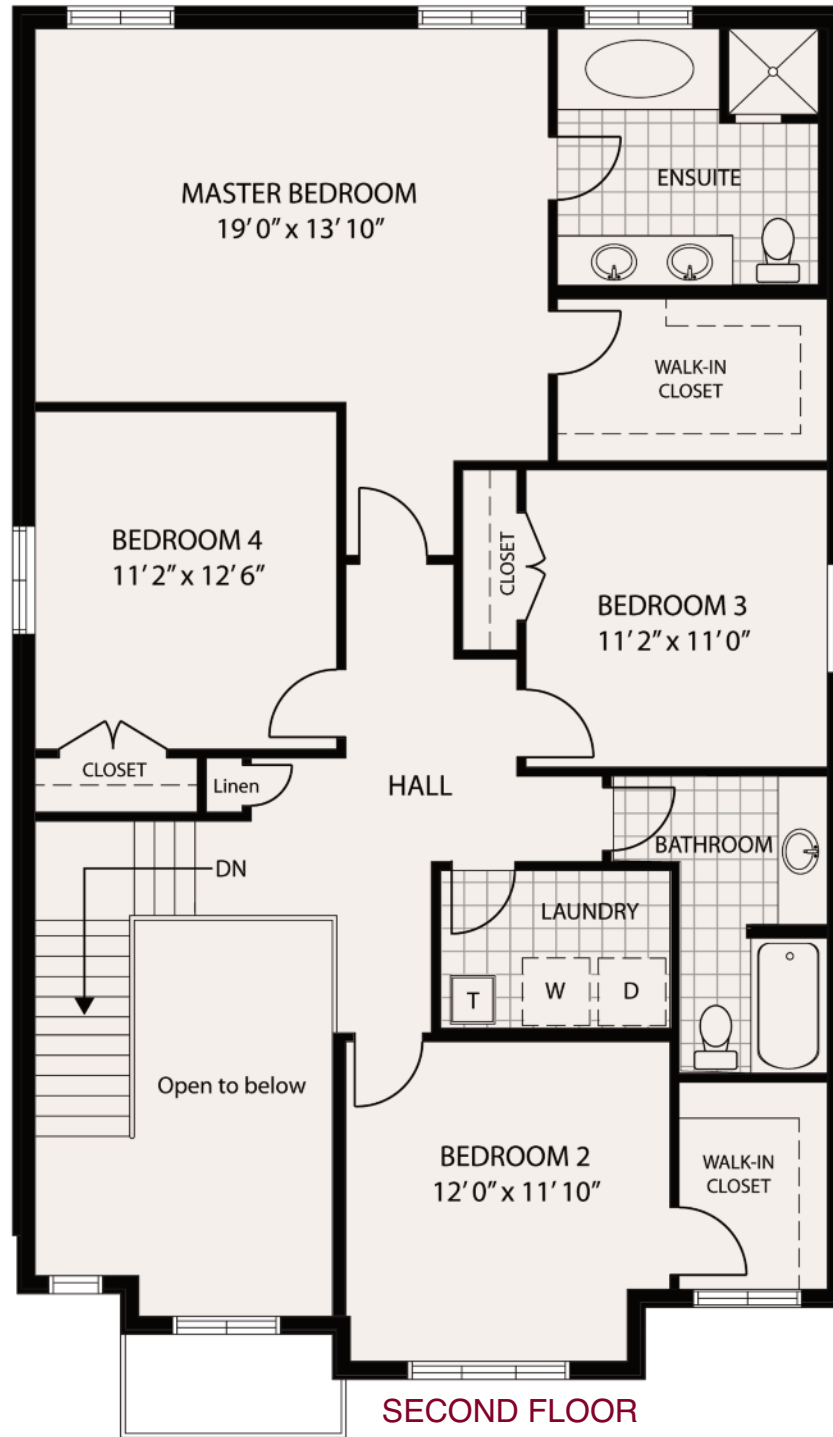
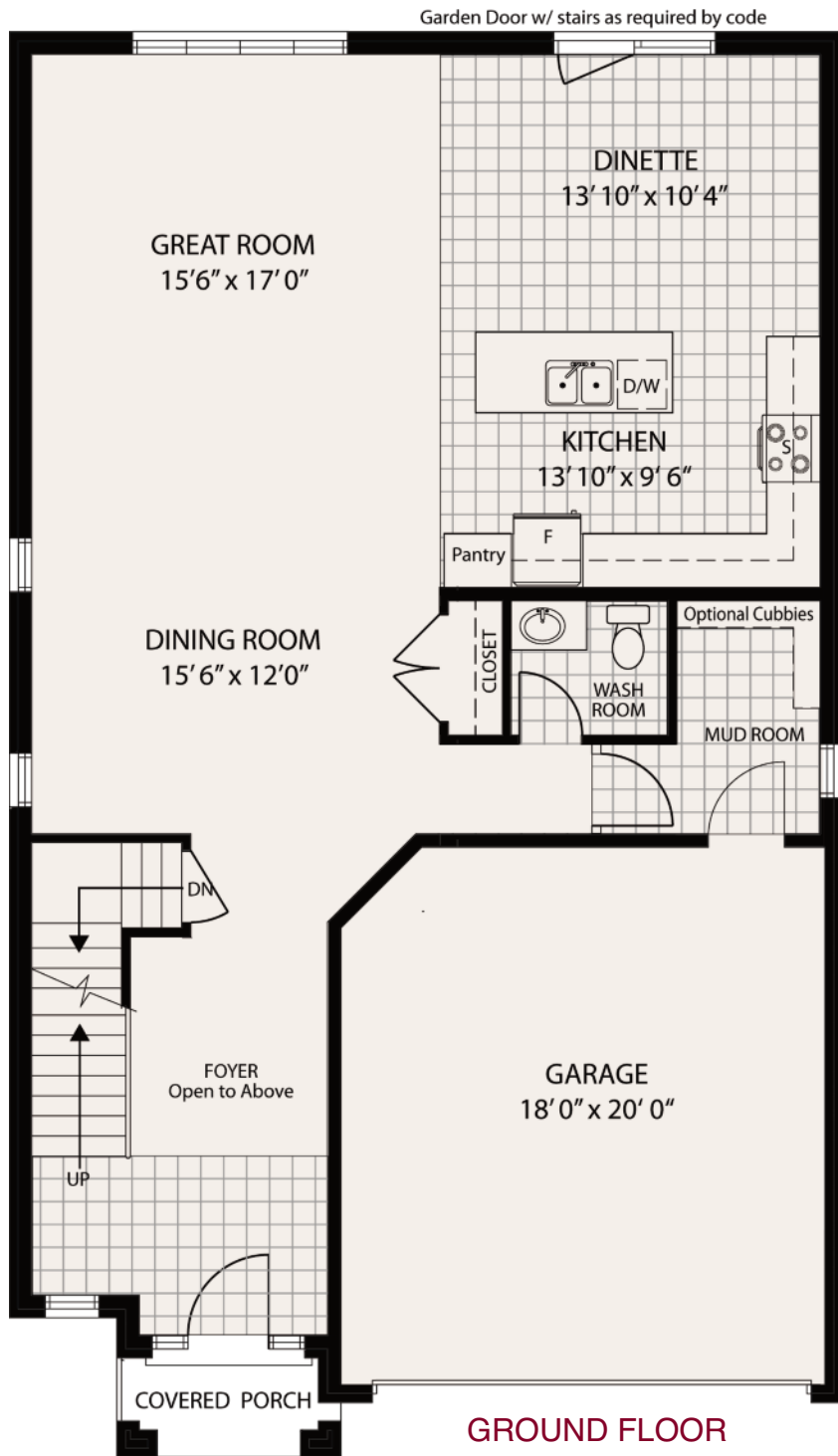
Two Storey 2523 SF

Hampshire Place
Upper Stoney Creek

SILVESTRI
HOMES INC.
silvestrihomes.ca

Artist's Concept only

All measurements are expressed in Imperial units. Specifications are approximate and subject to change at the builder's discretion. E. & O. E.



The Cherry

Two Storey 2523 SF

- All brick, stone and stucco fronts
- 12"x24" porcelain tiles for tiled floor areas
- Hardwood flooring on main floor (less tiled areas)
- Semi maple kitchens and vanities
- Fully soded lots
- Paved driveway

Hampshire Place
Upper Stoney Creek

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The Cherry Grand

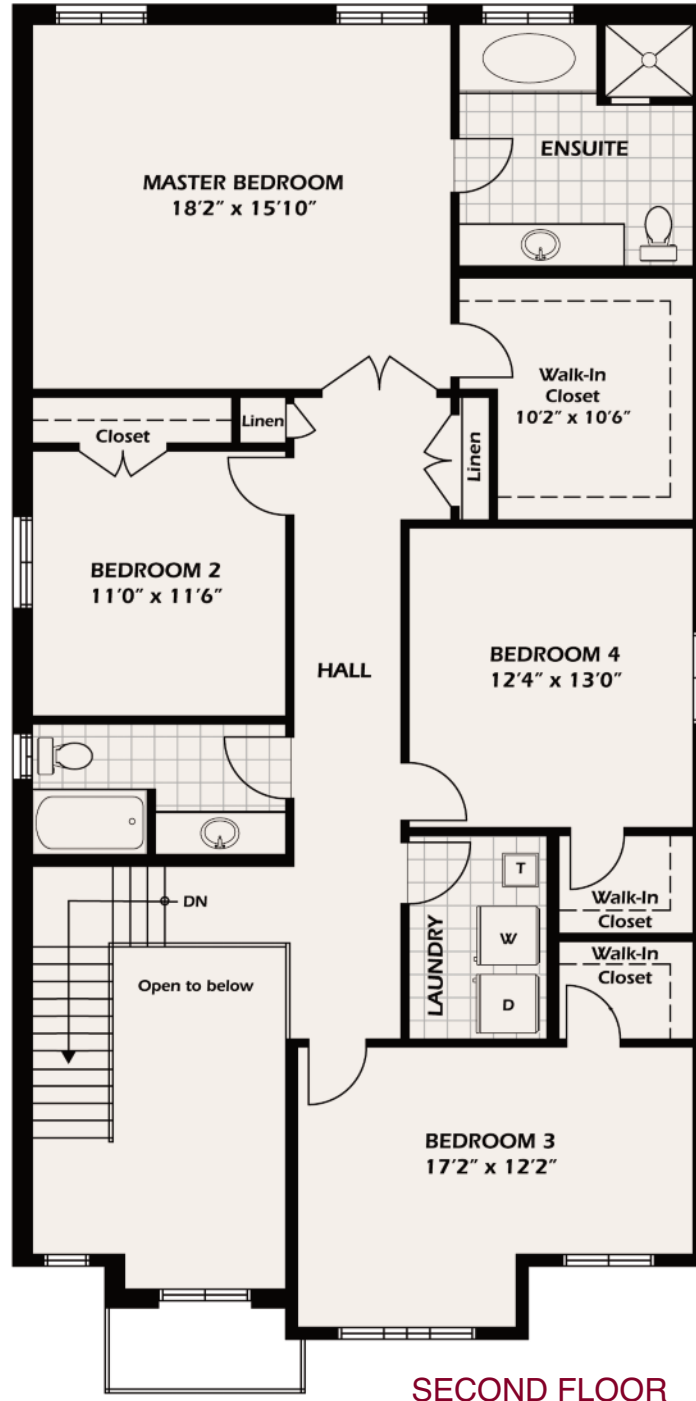
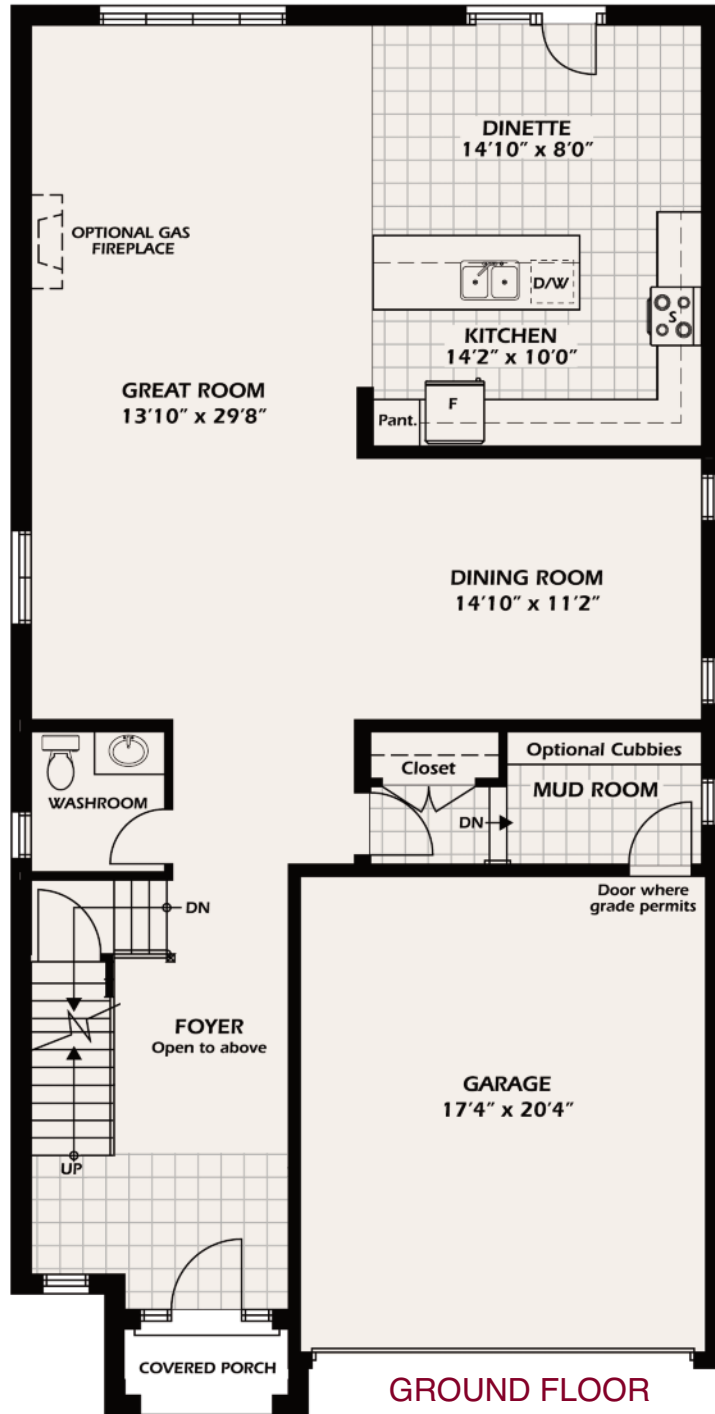
Two Storey 2945 SF

Hampshire Place
Upper Stoney Creek

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The Cherry Grand

Two Storey 2945 SF

All brick, stone and stucco fronts

12"x24" porcelain tiles for tiled floor areas

Hardwood flooring on main floor (less tiled areas)

Semi maple kitchens and vanities

Fully soded lots

Paved driveway

Hampshire Place
Upper Stoney Creek

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The Hampshire

Two Storey 2519 SF

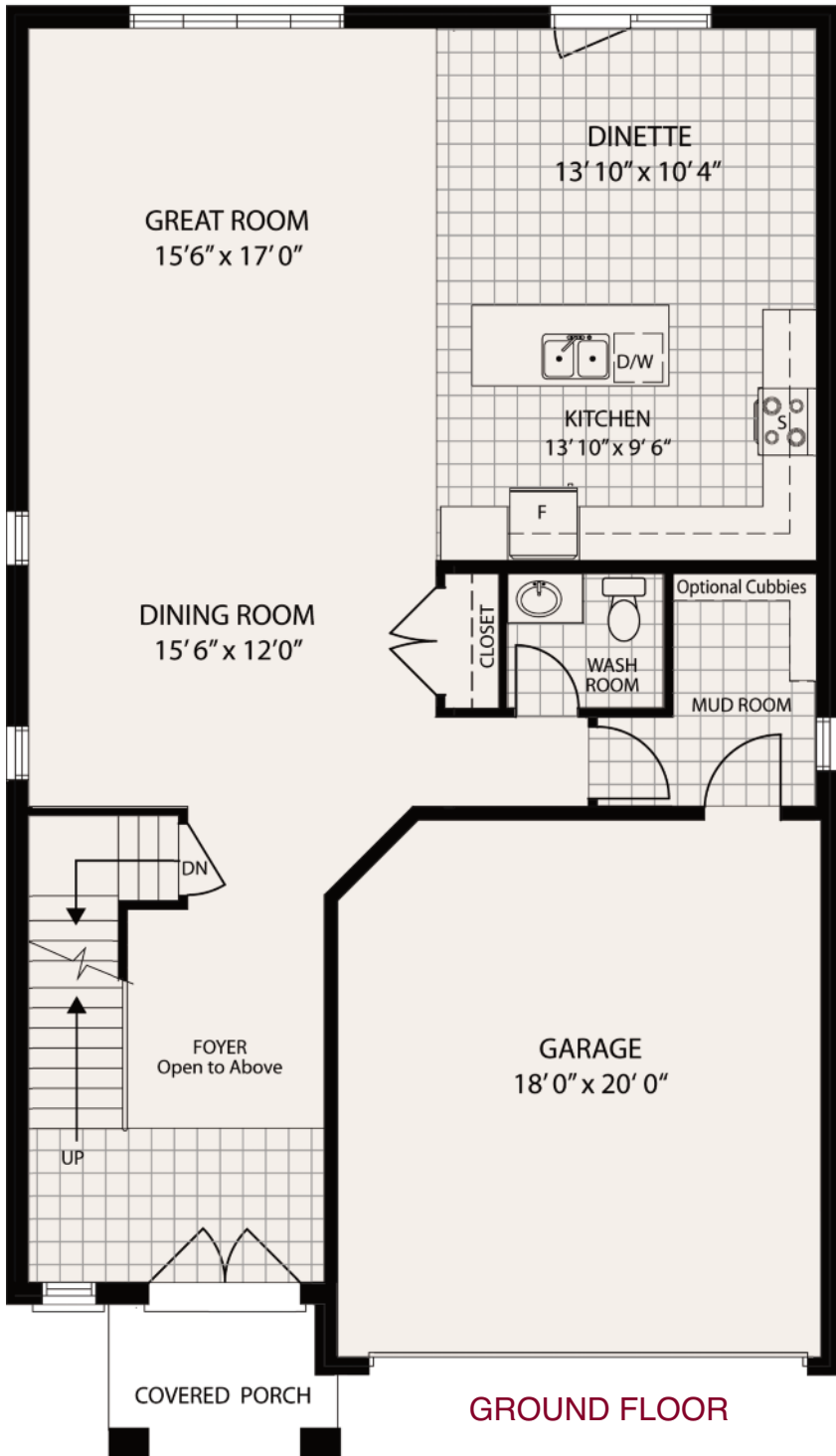
Hampshire Place
Upper Stoney Creek

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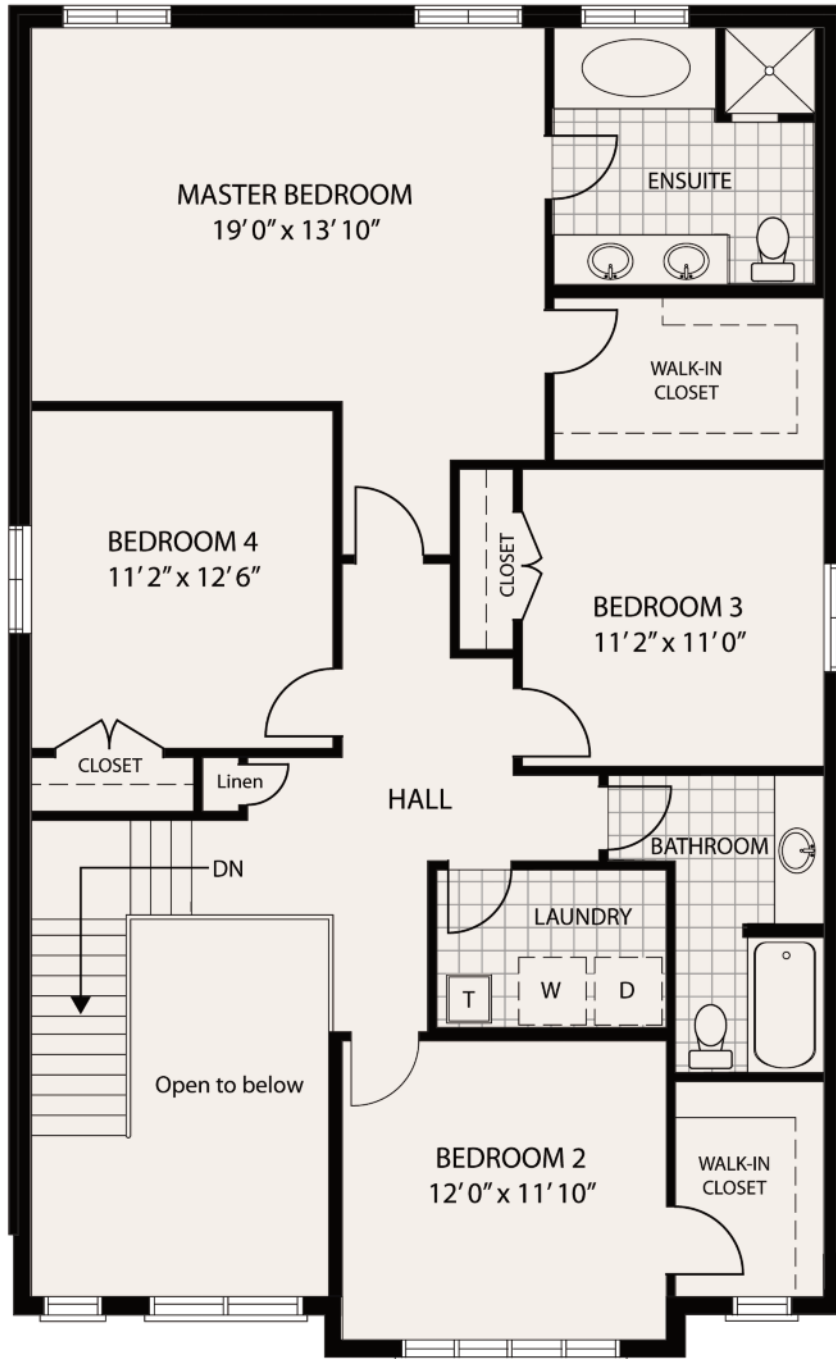
Artist's Concept only

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Garden Door w/ stairs as required by code



GROUND FLOOR



SECOND FLOOR

The Hampshire

Two Storey 2519 SF

- All brick, stone and stucco fronts
- 12"x24" porcelain tiles for tiled floor areas
- Hardwood flooring on main floor (less tiled areas)
- Semi maple kitchens and vanities
- Fully sodded lots
- Paved driveway

Hampshire Place
Upper Stoney Creek

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The Peach

Two Storey 2527 SF

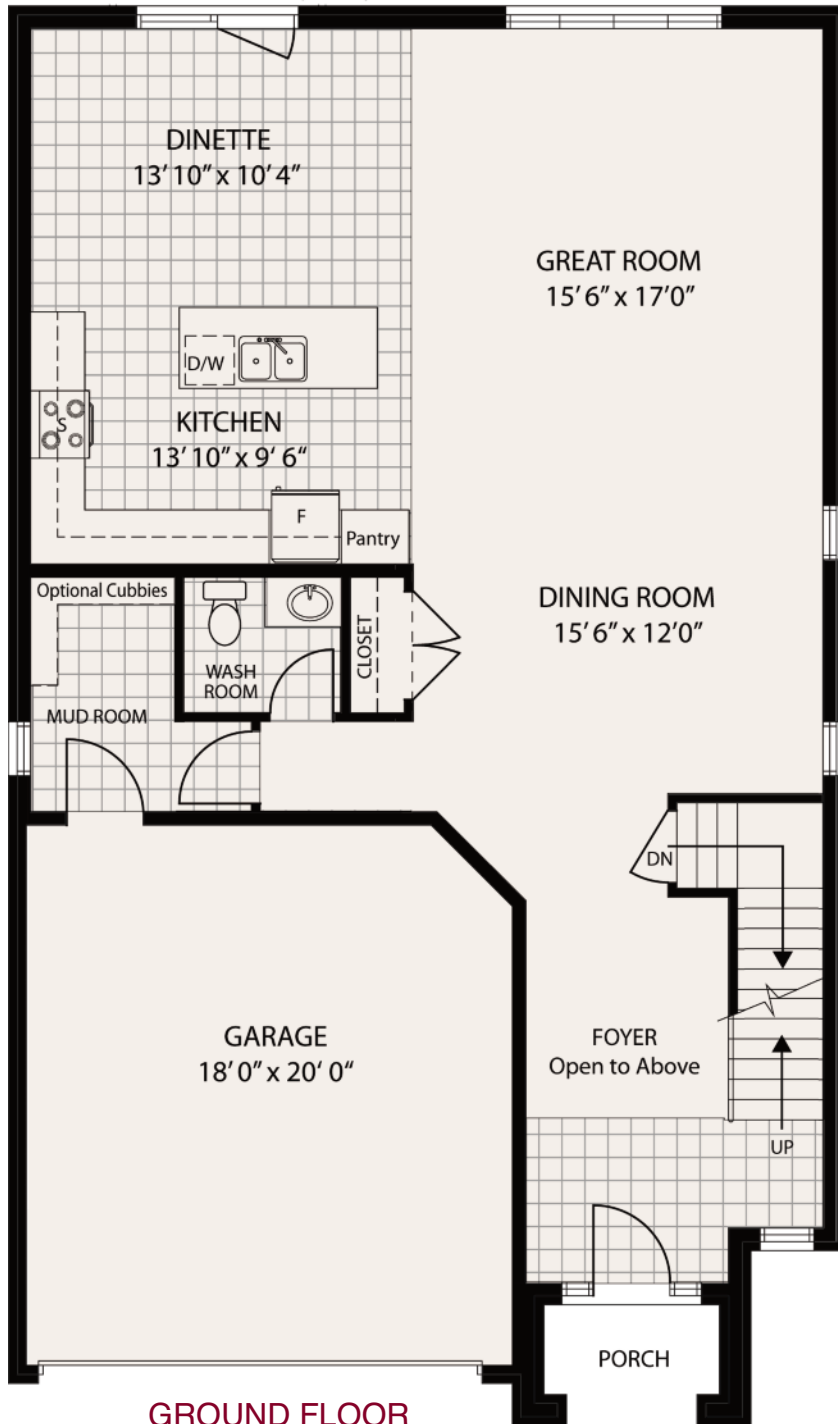
Hampshire Place
Upper Stoney Creek

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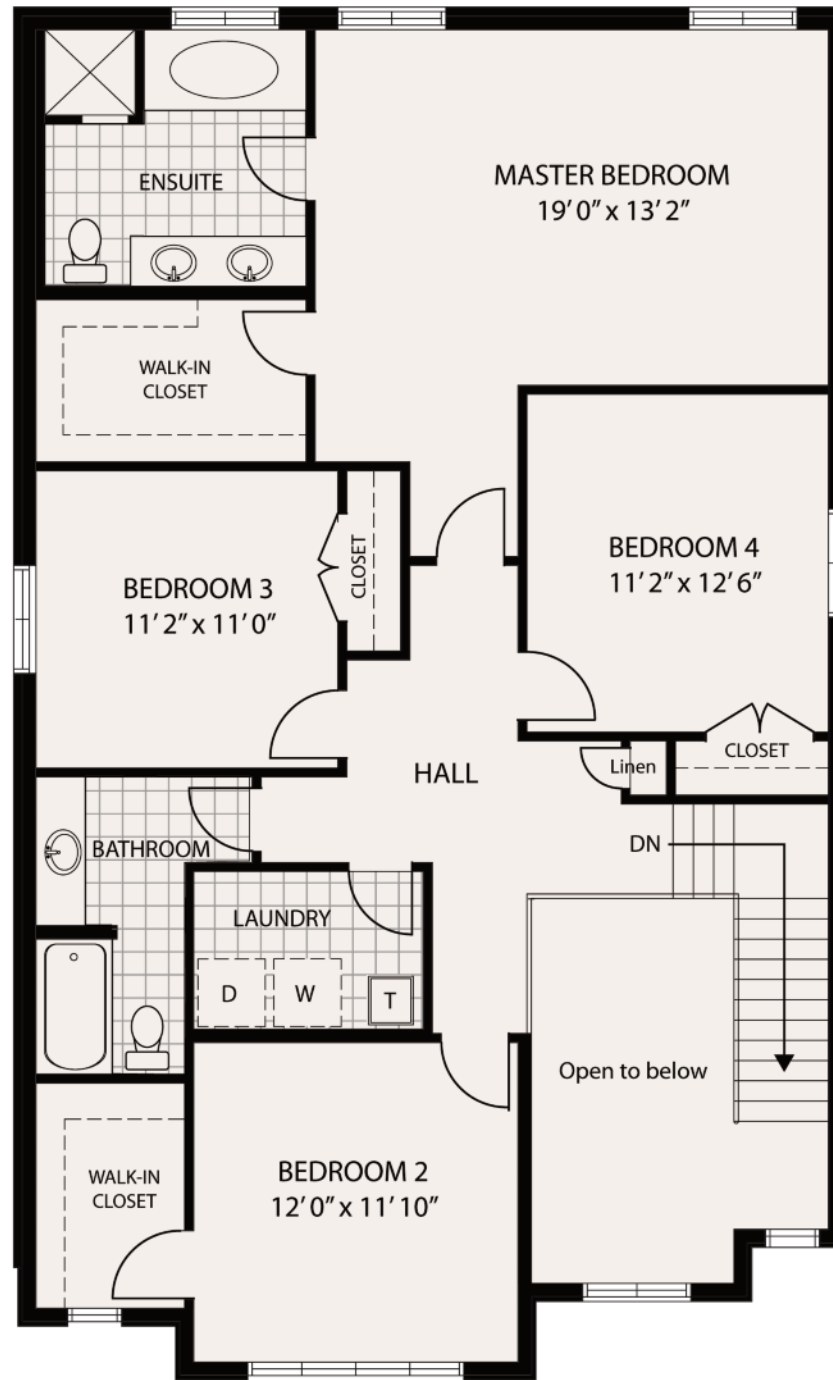
Artist's Concept only

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Garden Door w/ stairs as required by code



GROUND FLOOR



SECOND FLOOR

The Peach

Two Storey 2527 SF

- All brick, stone and stucco fronts
- 12"x24" porcelain tiles for tiled floor areas
- Hardwood flooring on main floor (less tiled areas)
- Semi maple kitchens and vanities
- Fully sodded lots
- Paved driveway

Hampshire Place
Upper Stoney Creek

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The Highland

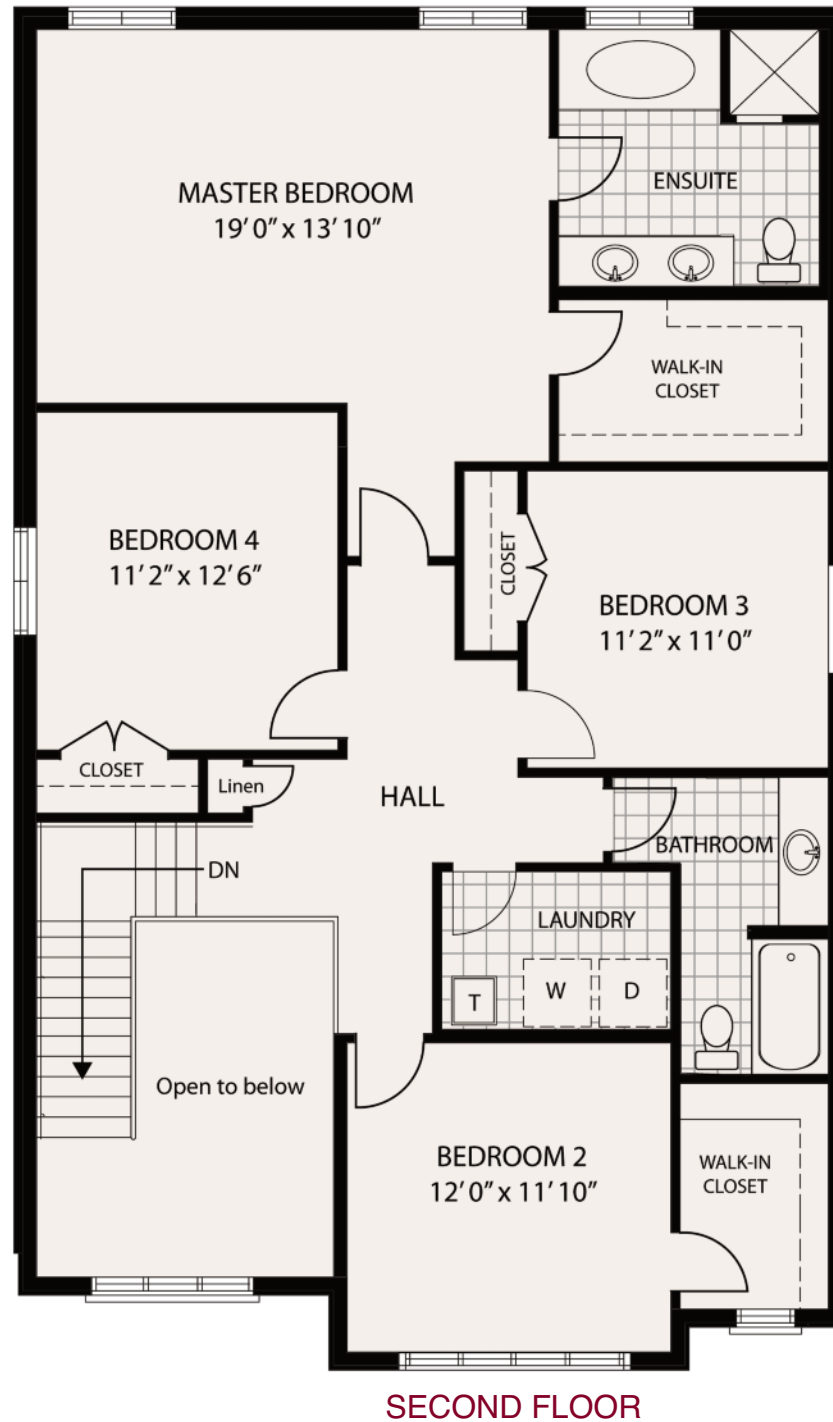
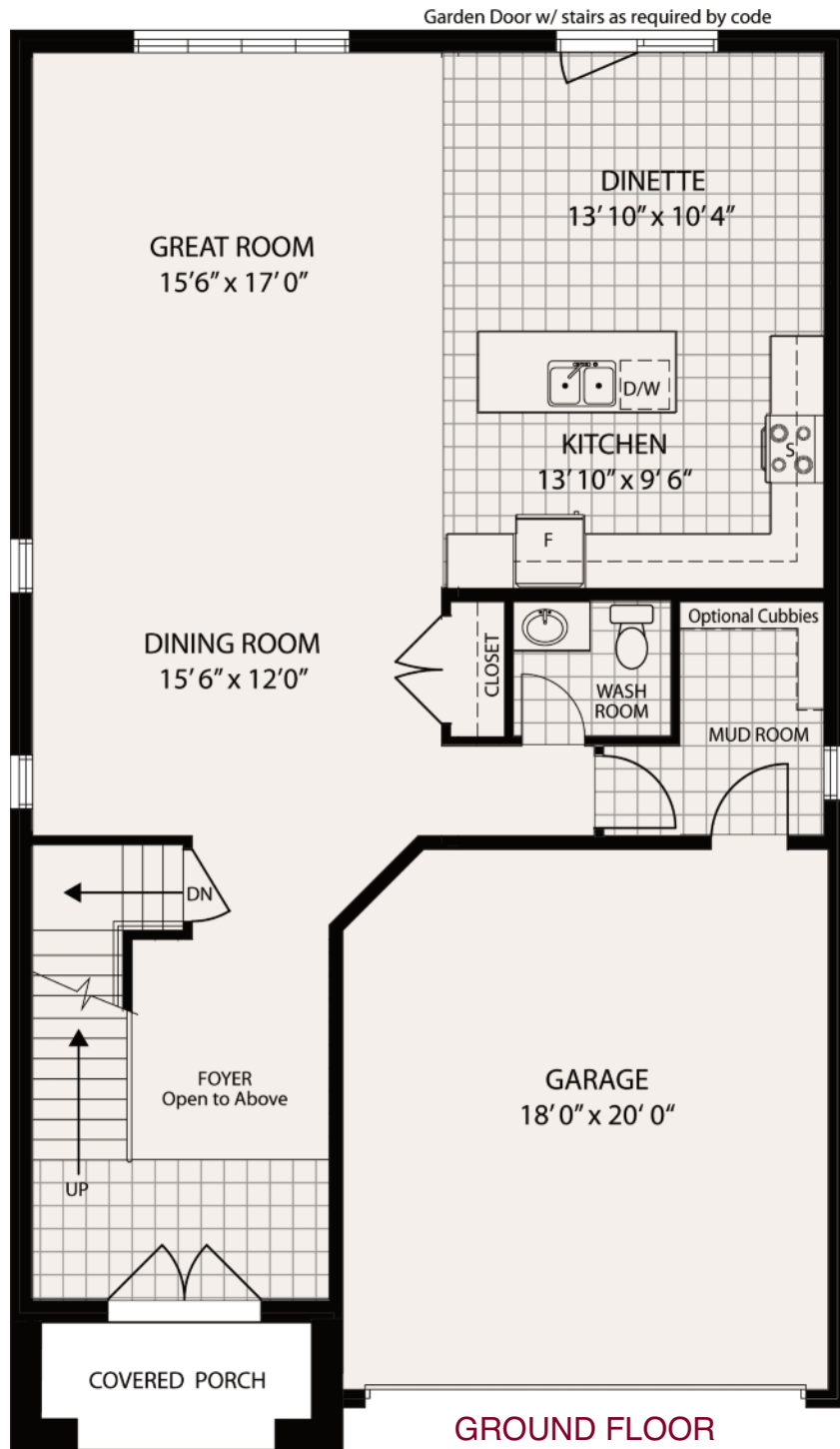
Two Storey 2530 SF

Hampshire Place
Upper Stoney Creek

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Artist's Concept only

All measurements are expressed in Imperial units. Specifications are approximate and subject to change at the builder's discretion. E. & O. E.



The Highland

Two Storey 2530 SF

- All brick, stone and stucco fronts
- 12"x24" porcelain tiles for tiled floor areas
- Hardwood flooring on main floor (less tiled areas)
- Semi maple kitchens and vanities
- Fully sodded lots
- Paved driveway

Hampshire Place
Upper Stoney Creek

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