

# THE FEATURES & FINISHES



## EXTERIOR FEATURES AND DETAILING

- Architecturally designed and colour co-ordinated exteriors, selections made from preselected colour packages or Worthington Homes approved materials
- W** • **Exterior finishes with upgraded clay brick, manufactured stone, and acrylic stucco – located as per elevation**
- Columns reinforced fiberglass or acrylic stucco clad as per plans
- All exterior wood trim where it occurs primed and painted
- Maintenance free, pre-finished aluminum soffit, fascia, eaves troughs and downspouts
- Laminated asphalt shingles with manufacturers 40 year warranty
- W** • **Pre-finished metal roof on bay windows**
- Shutters, louvers, and vents to be installed as per elevations
- All openings caulked with professional quality sealant

## STRUCTURAL FEATURES

- Poured concrete foundation walls 8' nominal height, 8" thick as per design
- Bituminous damp proofing applied to exterior of below-grade walls
- Air gap membrane applied to the exterior of below-grade foundation walls
- Foundation weeping tile wrapped with filter cloth located at perimeter of foundation walls (connected to sump pit)
- Basement floor concrete 3" thick over granular base
- Garage floor 4" reinforced concrete over approximately 6" of granular base
- W** • **10' main floor and 9' second floor ceiling heights**
- Exterior walls and all bearing walls 2" x 6" wood studs @ 16" o.c.
- All other interior walls constructed 2" x 4" wood studs @16" o.c.
- Floor system constructed with 12" engineered joists
- Floor sheathing tongue and grooved Edge Gold panels; nailed, glued and screwed
- Steel beam construction in basement
- W** • **Coffered and cathedral ceilings as per applicable plan**
- Exterior main and upper floors insulated using R-24 fiberglass batts
- Exterior above grade walls sealed with air barrier and vapour barrier
- Basement walls insulated using R-20 blanket insulation
- Attic insulation to be R-50 blown insulation for flat areas and R31 batt insulation for sloped areas
- Spray foam insulation applied in ceilings of garages and exterior locations where heated areas exist above
- All door and window openings caulked on exterior
- All doors and windows sealed using spray foam insulation
- Walls fitted with ½" drywall except in showers as noted below
- Backing for tiled showers constructed with Dens Shield or Durock wallboard
- W** • **Smooth finish to all ceilings throughout the home**
- Interior walls of garage drywalled, taped and primed where they abut to finished areas of the home

## WINDOWS AND DOORS

- W** • **French or garden doors off kitchen as per plan**
- Prefinished Energy Star double glazed vinyl windows including low E argon
- Casement style windows with transoms and muntin bars on front elevations
- Side and rear windows of house to be casement style as per plan
- Screens on all opening windows
- Basement windows to be vinyl sliders located in concrete walls as per plan
- W** • **Fiberglass stainable no warp insulated 8' front door with deadbolt and upgraded hardware**
- Self closing, metal insulated, interior garage door
- W** • **Oversized clad garage doors with sectional panels and windows as per plan**

## HEATING AND VENTILATION

- High efficiency natural gas furnace
- W** • **Air conditioning**
- Electronic programmable thermostat installed at central location on main floor (location determined by HVAC design)
- Bathrooms and laundry room ventilation via directly ducted fans
- W** • **Upgraded direct vent fireplace with choice of mantle designs from Worthington Homes selections**
- Supply and return air ducts from furnace in basement to be sealed
- Gas hookup to be installed to range opening
- Whole home ventilation provided by principal exhaust system
- Rental hot water tank

## PLUMBING

- W** • **Undermount stainless steel double sink in kitchen**
- W** • **Upgraded single lever chrome faucet with pull-out vegetable spray**
- W** • **Upgraded 8" center faucets with undermount double sinks in master ensuite with matching tub and shower systems**
- W** • **Upgraded 8" center faucet with undermount sink in powder room**
- W** • **Main bath and secondary ensuite to have upgraded single lever faucets**
- Water conserving faucets throughout
- Oversized soaker tub in master; stand alone or with marble tub deck as per plan
- Soaker tubs and/or showers in all main and ensuite bathrooms as per plan
- Toilets to be water conserving low flow
- W** • **Frameless glass door in master shower per applicable plan**
- W** • **Framed shower door in secondary bathrooms as per plan**
- W** • **Bench in master shower**
- Laundry room to include utility sink with single lever faucet
- Plumbing "roughed in" for clothes washer – hot/cold water lines with shut off valves and drain
- Plumbing "roughed in" under kitchen sink for installation of dishwasher – hot water line with drain
- All fixtures fitted with shut off valves
- Two (2) exterior hose bibs with back-flow prevention installed located in garage and rear of house
- Roughed in three-piece bathroom in basement
- Submersible pump to be installed in basement sump pit
- Water to be supplied by wells equipped with water softener
- Septic system to be tertiary type and located to maximize free rear yard space for recreational activities

## ELECTRICAL AND HOME WIRING

- 200 Amp electrical service, circuit breaker panel and copper wiring throughout
- Hydro meter and panel located as directed by utility company
- White Decora light switches and receptacles
- Outlet for freezer located near hydro panel

## ELECTRICAL AND HOME WIRING (CONT.)

- Two exterior GFI protected power outlets installed at rear and front of house (location at discretion of Worthington Homes)
- 220V outlets to be installed for clothes dryer
- GFI protection outlet included in all bathrooms (located by vanity)
- Direct wired smoke detectors included on all levels of the home
- Carbon monoxide detector installed
- Electrical rough in provided for dishwasher
- Electrical outlets for future garage door opener
- One exterior outlet installed in soffit area for Christmas lights
- W** • **10 pot lights installed, locations at purchasers discretion**
- W** • **Pot light in master shower and secondary bathroom showers**
- House roughed in with cable, CAT5, and telephone wiring
- Central vacuum roughed in with drops to basement joist areas
- W** • **Security system complete when 3 year monitoring purchased**
- W** • **Upgraded exterior coach lamps at side/rear, garage doors**

## INTERIOR DETAILING

- Purchasers may choose up to two paint colours, flat finish from Builders samples
- All paints to be low VOC
- One coat primer, one coat finish applied to all interior walls and trim
- Casings, baseboards and trim to receive semi gloss paint; one coat prime, one coat finish
- W** • **Stairs to be constructed from oak with veneer risers and stringers and solid treads**
- W** • **Stairs to be stained to match oak hardwood flooring from builder's samples**
- W** • **Oak 1 ¾" pickets or wrought iron pickets with oversized handrails and 3 ¼" turned newel posts**
- W** • **Baseboards 7 ¼" on main, 5 ¼" on second floor with matching 3 ½" casings with combined backband**
- W** • **Plaster crown moulding in dining room**
- W** • **Doors approximately 8' on main floor and 80" on second and in finished basement areas**
- W** • **All interior doors to be raised panel upgraded Safe 'N Sound solid doors**
- Decorative lever style door hardware with matching hinges for all interior doors
- W** • **Master, ensuite, and main bathrooms to receive full height mirrors extending for full width of vanity**
- All homes to be professionally cleaned including ductwork prior to occupancy

## FLOORING

- W** • **¾" x 3¼" stained prefinished or finished on site oak hardwood flooring in dining, study, great room, stair landings and upper hall from Builder's samples**
- Imported tile including porcelain tile from builders samples for main hall, kitchen and servery, side entry, laundry areas
- Imported porcelain tile for all bathroom floors and tub and shower enclosures
- W** • **Backsplash in kitchens for full area between upper and lower cabinet**
- Marble or stone jambs for all shower enclosures from Builder's samples
- W** • **Laminate flooring or 50 ounce carpet in lower finished basement landings**
- W** • **50 ounce carpet, or Berber carpet from builder samples installed with high density foam underpad in bedrooms**

## CABINETS AND COUNTERTOPS

- W** • **Upgraded cabinetry by custom design company, Pearl Kitchens; renowned for in house design and production, exceptional quality standards and outstanding customer service**
- Variety of door styles and finishes
- W** • **Kitchens to include the following upgraded features; extended 42" upper cabinet, crown moulding, 1 bank of pot drawers, 1 bank of drawers, extended cabinetry over fridge, top of the line European hinges and soft close drawers, upgraded door hardware, decorative hood and built in microwave cabinet, superior paint finish**
- W** • **Stone counter in kitchen with 1½" double bull nose edging**
- W** • **Servery with stone countertop and optional uppers in some models as per plan**
- W** • **Oversized kitchen islands with stone top, 1½" bull nose edging and ample room for seating**
- W** • **Furniture grade stand alone cabinet in powder room**
- W** • **Stone countertops in all bathrooms with ¾" polished edge and backsplash**
- Laundry sink in base cabinet with laminate countertop. Matching upper cabinets as per plan

## LANDSCAPING

- W** • **All homes to receive premium landscape package including interlocking stone pavers in front walkway**
- Lots to be seeded
- W** • **Driveway paved**

## WARRANTY

- Home to be enrolled with the Tarion Warranty Corporation. Purchaser agrees to pay the Tarion Warranty Corporation fee on closing as an adjustment
- 7 Years on major structural defects
- 2 Years on plumbing, electrical, heating systems, and envelope
- 1 year on all other items

## GENERAL INFORMATION

- All selections are from builder's standard samples. Worthington Homes maintains a reputation for continual research and improvement. As such, features are subject to change and Worthington Homes reserves the right to substitute material of equal or better quality to those specified and to effect modifications necessitated by changes in construction techniques or availability of materials (subject to following requirements as set out by Tarion).
- All house renderings and interior drawings are artist's conceptions. Floor plans show approximate dimensions. Worthington Homes may be required to make minor modifications to house dimensions to meet municipal siting or building code regulations.
- Purchaser acknowledges that elevations may vary depending on grading conditions, which may require minor window modifications.
- Variations from Worthington Homes samples due to normal production processes may occur in finishing materials including but not limited to, bathroom fixtures, sinks and faucets, kitchen and vanity cabinets, floor and walls finishes. The Purchaser understands that colour matches of different materials are never exact due to variations in finishing processes.
- Granite, marble and wood are subject to natural variation in colour and grade. Ceramic tile and broadloom are subject to pattern, shade and colour variations. If the house is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least then (10) days prior notice) to properly complete the Vendors colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all the Purchaser's right to colour and material selections here in under and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colour or materials as selected by the Vendor.
- This schedule takes precedence over brochure plans.
- E. & O.E.



ESTATES OF  
**BLACK CREEK**  
GEORGETOWN

**W** Bold items are above standard features.