



FABBIAN FINE HOMES

FABBIAN FINE HOMES
SELECTS ONLY THE FINEST
INTERIOR AND EXTERIOR
FINISHES AND FEATURES
MAKING YOUR HOME A
SIGNATURE FOR LUXURY
AND UNBEATABLE COMFORT.

DOORS AND WINDOWS

- Maintenance free vinyl clad Low E Argon gas filled windows throughout with dual action hardware
- 10' double sliding insulated Low E Argon gas filled glass patio doors where applicable
- Stained 8' fiberglass front entry
- Metal clad insulated person door from garage to house (as per plan)
- Insulated metal sectional garage doors (Carriage Style)
- Screens on all operating windows and sliding doors
- Patio doors exceeding a 2' drop to exterior finished grade will be blocked to limit opening to 4" as per OBC

Ceilings, walls and bulkheads may be modified to accommodate heating and ventilating requirements. Variations in uniformity and colour from Builder's samples may occur and can be expected in some finished materials. (i.e. ceramics, natural stone, hardwood). Plans and specifications are subject to modifications at the discretion of the Builder. The Builder reserves the right to substitute materials of similar or better quality. E. & OE. August 2016

CABINETRY

- Custom Barzotti cabinetry for kitchens and vanities
- Soft close doors and drawers in the kitchen
- Valance with undercabinet lighting
- Built up wall cabinets in kitchen (sized for 9' ceiling)
- Pantries and islands (as per plan)
- Granite countertops in kitchen and all baths, to be selected from Builder's samples

FLOORING

- 23/32" DryGuard (or equivalent) subfloors
- Upgraded ceramic flooring (as per plan) to be selected from Builder's samples (Goldstar line)
- Hardwood for living/dining room areas to be selected from Builder's samples
- Upgraded Broadloom or upgraded Berber with high performance 7 lbs. under pad to be selected from Builder's samples (1 colour)

PAINT

- All trim and interior doors to be painted white (2 coats)
- Walls to be painted with Purchaser's choice of 2 colours (3 coats) with Zero VOC paint from Builder's samples
- Stain colour to be picked from Builder's samples

TRIM AND HARDWARE

- 7 1/4" baseboard (main) 5 1/4" (second floor) with 3 1/2" casing around all windows and doors (choice of 3 styles)
- Weiser interior levers (choice of 3 styles, and choice of finish)
- Baldwin front door gripset
- Full jambs on all closets with swing doors
- All exterior passage doors equipped with deadbolts
- Oak staircase from 1st to 2nd floor (stained)
- Oak handrail with metal spindles (as per plan) (stained)
- Custom wire shelving in all closets and pantries
- Polished edge mirrors in all bathrooms (approx. width of the vanity)
- 2 panel square top interior doors

CONCRETE

- Poured concrete basement walls (10" X 106") and floor
- Basement walls wrapped with Foundation Protector for superior waterproofing
- Poured concrete front veranda and garage floors
- Stone simulated front steps
- Cold cellar with insulated steel door under front veranda (as per plan)

MECHANICAL

- Lennox SLP98V with multi-stage burner and ECM motor
- Lennox Healthy Climate Media Air Cleaner
- Gold Series vanEE ERV Exhaust Duct-System
- EnergyStar® certified (min. 14 Seer) Central Air
- Honeywell Prestige whole home control with smart phone compatibility

- EnergyStar® exhaust fans in all bathrooms vented to exterior
- 6" exhaust pipe for kitchen
- Vent to exterior for dryer

PLUMBING

- Kohler china basins and pedestals (as per plan)
- Kohler basin faucets in a chrome finish
- Upgraded Kohler water-saving toilets with insulated tank and Comfort Height elongated bowl
- Double stainless steel undermount kitchen sink with choice of Kohler pull out faucet in chrome
- Tiled ensuite shower (as per plan)
- Kohler tub in main bath with ceramic surround
- Three exterior hose bibs
- Pressure/temperature balancing control valve installed in all tub/shower units
- Single laundry tub

- Water softener installed with 3rd line system
- Hard water line provided for fridge
- Rough-in for future 3 piece bathroom in basement (waste pipes only)
- PEX supply piping
- 60 US gallon rental gas hot water tank. The purchaser acknowledges that the hot water tank is a rental unit and agrees to execute a rental agreement with designated supplier.

ELECTRICAL

- Copper wiring throughout
- Two exterior waterproof electrical ground fault outlets
- Soffit plug with switch
- 200 amp. electrical service with breaker panel in basement
- Smoke detectors on every level as per OBC
- CO detectors as per OBC

- Slim line "Decora" light switches and outlets (white)
- Garage door opener rough-ins
- 220 volt stove and dryer receptacles
- Smart Home package with Cat 6 and cable rough-ins
- Doorbell with intercom rough-in
- Central vac with hide-a-hose rough-in
- Security system with camera rough-in
- 12 LED bulb pot lights
- Builder Package - Roma Package throughout with caps installed to dining room and foyer. Purchaser will be given a one-time appointment (up to a maximum of 20 hours) to have the Builder replace Standard lights with the lights and bulbs provided by purchaser.

INSULATION AND DRYWALL

- Exterior basement walls wrapped with R-20

- blanket insulation floor to ceiling
- R-28.5 exterior walls, R-60 in attic spaces, R-40 cathedral ceilings
- Spray foam insulation in garage ceiling where living space is above
- California ceilings throughout (excludes garage and bulkheads)

EXTERIOR

- Limited Lifetime Architectural shingles
- Maintenance free aluminum fascia, soffits, eavestrough and downspouts
- All windows and exterior door frames caulked
- Maintenance free garage door frames brick/stone/stucco as per architectural drawings. All materials to be chosen from Builder's samples. (Colour scheme must be approved by Builder.)

LANDSCAPING AND DRIVEWAY

- Lot graded as per surveyor's plan and fully sodded
- Paved driveway (min. 1 year after closing)

MISCELLANEOUS

- 9' ceilings on first and 8' ceilings on second floor
- 2 X 6 exterior framed walls
- Premises cleaned at completion
- Professional duct cleaning
- Final survey for mortgage purposes included
- TJI floor joist system
- Seven year TARION warranty, registration paid by Builder

Please see sales representative for more details. E. & OE. August 2016