THE SUMMIT 2

primont

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FINISHED BASEMENT FEATURES & FINISHES

BASEMENT FEATURES

1. All models to have approximately nine (9') foot ceiling height to finished portion of basement level, excluding any dropped areas due to low headroom, mechanical and structural requirements, as per model type.
2. Poured concrete basement walls & steel beam support as required by plan. Heavy Duty damp proofing on all exterior foundation walls including drainage layer.
3. Purchaser's selection of one paint colour throughout finished basement from Builder's standard samples.
4. panel "Cambridge" series interior doors to be 6'8" in height complete with trim all painted white.
5. Interior doors to include satin nickel finish levers as per Builder's standard samples.
6. Smooth ceilings, painted white, throughout finished basement (excluding mechanical room and low headroom storage space under stairs).
7. Contemporary flat stock trim package includes 5-½" baseboards and 3-½" casings, painted white.
8. Stained oak staircase with oak veneer risers, stringers (closed risers) , railings, and nosing, with 1-5/16" square oak pickets in finished areas. Stain to be selected from Builder's standard samples. Some models may require handrail only.
9. Purchaser's selection, from Builder's standard samples, of premium cabinet and granite countertop, with standard edge and overmount sink and faucet from Builder's standard samples.
10. Oversized windows in all bedrooms.

FLOORING FEATURES

11. Purchaser's selection of quality Broadloom throughout finished areas, from Builder's 40 oz. Standard samples (one colour throughout) excluding room containing the sump pump, mechanical room and storage space as per plan.

LUXURY BATHROOM FEATURES

12. White plumbing fixtures in bathroom.
13. Chrome lever faucet for bathroom vanity and bathtub, as per Builder's samples.
14. Bathrooms to include a white 2"x 2" mosaic tile shower base as per plan. Purchaser's choice of 8"x 10" imported ceramic tiles to walls and ceiling of shower enclosures, selection of imported ceramic floor tiles (13" x 13") from Builder's standard samples, with framed glass shower enclosure and surface mounted light.
15. Purchaser's selection of premium vanity cabinet and granite countertop, with standard edge and square undermount sink from Builder's standard samples.
16. Exhaust fan in accordance with the current Ontario Building Code.
17. Privacy lock on bathroom door.
18. Plate Mirror above vanity.

HEATING FEATURES

19. Fully enclosed unfinished mechanical area.

ELECTRICAL FEATURES

20. White Decora switches and plugs throughout finished areas.
21. All wiring in accordance with the Ontario Hydro Standards.
22. Standard ceiling light fixtures throughout basement, excluding room containing the sump pump, mechanical room and storage space, as per plan.
23. Smoke detectors as per new Ontario Building Code with built in Carbon Monoxide detector as per Building code.

BUILDER'S WARRANTY/COVERAG

24. Primont Homes is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
25. Seven (7) years – major structural defects.
26. Two (2) years – plumbing, heating and electrical systems.
27. As per Tarion Warranty Corporation program requirements.

All Purchaser's selections from Builder's standard samples. A wide variety of upgrades and options are available. Specifications, terms and conditions are subject to change without notice. The Purchaser acknowledges that the Vendor has the right to substitute materials and finishes of equal or better quality. All sketches are artist's renderings only and do not form part of this Agreement.
All interior and exterior colours and materials are to be selected from Builder's samples within 10 days of being contacted by the Builder to coordinate a décor studio appointment, the Vendor may exercise all of the Purchaser's rights to colour selection herein. Such selections by the Vendor shall be binding as if the Purchaser would have made such selections. No changes whatsoever will be permitted in items selected by the Purchaser, with the exception of a shortage or discontinuation of item(s) selected. Specifications can change without notice.
All plans and specifications are subject to modification from time to time, according to Tarion Warranty Program rules and regulations.
Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production processes or discontinued production schedule. Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage is measured per Tarion requirements and may vary slightly depending on elevation selected and construction variances.
Ceilings and walls may be modified to accommodate mechanical systems.
Features shown on the floor plans and drawings as optional are not standard and may be available as upgrades.
The Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling before the closing date.
House types, streetscapes and final house sitings are subject to final approval by the applicable Municipality and Design Control Architect.
E. & O.E. November 2, 2022.