

RIVERSTONE GOLF & COUNTRY CLUB

Eco-Eclipse® Program from Townwood Energy Efficient Features for Energy Smart Living

EnerGuide® for New Houses, means a house that saves. EnerGuide® gives you solid evidence that energy-efficient features can make a difference and helps with your future investment. Homeowners are aware of energy prices and value the evidence of energy efficiency. This label gives you that evidence that you have a home with proven efficiency, with a rating backed by the Government of Canada. Anyone can claim that a house is energy efficient, but an EnerGuide® for New Houses label, proves how efficient it is.

- **Clay brick, from Brampton Brick®**, is one of the original energy conservation tools. Due to its mass, it prevents temperature extremes on the outside of your home from affecting the temperature on the inside of your home. This process is sometimes called thermal lag, and it translates into greater year-round comfort and energy savings.
- **Attic vents** are a vital part of keeping fresh air circulating through this area. Proper attic ventilation extends the life of a roof and reduces problems on account of it minimizing the temperature differential between the attic and the air outside. Trapped heat and moisture can raise energy costs, cause ice dams, and damage the roof. Effective ventilation will remove moisture and heat from the attic creating a healthy home – both for the structure and the occupants.
- **All exterior doorframes and windows are installed with a vapour barrier and fully caulked** to assist in the effectiveness of your home's thermal envelope. Proper caulking and weather stripping alleviates drafts and helps your home feel warmer when it's cold outside and helps keep your home cooler in the summer.
- **Manor House Collection garage doors.** These exceptional sectional Cladwood® roll-up doors feature 1" polystyrene insulation, smooth vinyl backers, decorative plexi-glass panels, heavy-duty springs and long life rust resistant door hardware.
- **Energy Star® rated low e/Argon filled windows with warm edge spacers, by Jeld-Wen®.** Energy efficient windows save money each and every month.

Low e (which stands for "low emissivity") glass is coated with a microscopic, virtually invisible, metallic oxide layer that improves thermal performance. This microscopically thin coating filters the sun's energy in the summer and reduces heat loss in the winter. Not only does it make your windows more energy efficient, it also provides protection from harmful UV rays that can fade your flooring, furniture and window coverings.

Argon gas is an odorless, colorless, tasteless, non-toxic, inert gas, which is six times denser than air. It is used to replace air between the glass panes to reduce temperature transfer.

A warm edge spacer system wraps around the perimeter of the glass to improve thermal performance, reduce condensation, wintertime heat loss and summertime solar heat gain.

- **Energy saving metal clad insulated non-warp entryway door systems**, (where applicable) with weather-stripping to ensure a tighter seal. These entry door systems from **Jeld-Wen®** also have a bottom expander with a vinyl sweep to keep that seal. An energy efficient door will greatly decrease drafts in your house, which will in turn decrease your utilities. Heat and air conditioning will stay in, therefore decreasing running time of your units.
- **Energy Star® rated Vinyl Sliding Patio Doors with glass transoms featuring low e/argon filled glass by Jeld-Wen®.** They operate smoothly and reliably, help lower heating and cooling costs and make homes more comfortable and secure.
- **Programmable Home Thermostat.** Programmable thermostats automatically adjust your home's temperature settings, allowing you to save energy while you're away or sleeping. They are more convenient and accurate than manual thermostats and improve your home's comfort, save energy and save money on utility bills when used properly. Programmable thermostats are better for the environment, since using less energy, helps reduce greenhouse gas emissions associated with energy production.
- **Energy-efficient water saver shower heads.** These water saving, or low flow shower heads, significantly reduce the consumption of hot water within the home and result in lower utility bills and less wasted water.
- **Stylish, low consumption, 6L toilets** that dramatically reduce water consumption while providing reliable performance and efficiency. Studies show the highest percentage of water used within the home, is attributed to waste water from toilets. Studies also show using 6L low consumption toilets, can save an average of 57% of water consumption compared to older models.

- **Forced air, 92 percent high efficiency gas fired furnace with electronic ignition and sealed two-pipe combustion unit.** These units use 100% outdoor air for combustion to reduce internal heat load and drafts, as well as the potential for corrosion caused by contaminated indoor combustion air. The two-pipe system also prevents contaminants from entering indoor living spaces. Ducting is also sized to accommodate future installation of a cooling system.
- **Rental hot water heater with interior insulation wrap, electronic ignition, sealed combustion and power vented to push combustion gases to the exterior.** Electronic ignitions start burners electrically, thereby eliminating a pilot light that constantly draws on a gas supply and wastes energy.
- **Insulation:** The insulation system in your home is designed to reduce the natural movement of heat from warmer to cooler areas. Properly installed, it protects your home as a thermal retarder that helps reduce costly energy bills during heating and cooling seasons.

R31 Icynene® expandable spray foam insulation over garage ceilings, with habitable space above and exposed soffits for additional heating and cooling control. Icynene® is an open cell, soft foam insulation that is sprayed into cavities as a liquid and expands 100 times its volume to seal a cavity. Icynene® effectively reduces air infiltration which can be the largest source of heat and cooling loss in your home.

R40 Blown Roof Insulation – Heat transfer through your roof means as much as 1/3 of your heating costs can escape through this area. Townwood places 25% more R Value of blown roof insulation in your roof, resulting in a quieter, more comfortable home that provides significant savings on energy bills.

R20 Fibreglass Insulation to 2" x 6" Exterior Walls. A home's structural integrity starts with its exterior walls and 2" x 6" wood stud exterior fabrication, sets the standard for high quality construction, providing greater strength than conventional 2" x 4" walls. R20 batts, installed snugly between the studs, provide for more effective heat retention.

R8 Basement Wall Insulation to two feet below grade keeps your unfinished basement warmer, more comfortable and makes the floors above warmer, in addition to keeping energy costs down.

- **Self-sealing plastic electrical boxes**, molded from a high-strength resin, perform in a wide range of temperature conditions. These boxes are environmentally friendly and more energy efficient than typical metal boxes.
- **EnerGuide® for New Houses. Once your home is built it will be assessed by a qualified energy advisor working with EnerGuide® for New Houses. The energy data collected in the course of preparing this report will be provided to Natural Resources Canada (NRCAN) for the purposes of statistical analysis and quality assurance. Based on this evaluation, an EnerGuide® label and report will be provided to you, showing the level of energy efficiency within your home.**

DISTINCTIVE EXTERIOR FINISHES

- **Townwood takes pride in their attention to the exterior detailing of all their homes. Exteriors feature: clay brick, stucco, pre-finished maintenance free detailing, stone sills, soldier coursing, brick arches, pre-cast detailing, covered porches, decorative columns, frieze board and other masonry detail as per applicable elevations.**
- All brick mortar joints on front elevations will be raked.
- The soffits, fascia, 5" eavestrough and downspouts are maintenance free.
- **Premium architectural shingles by GAF featuring Timberline "Shadow Accent" with a 35 year warranty. These high quality shingles with their distinctive look provide superior, long term protection for your home, from the elements.**
- 3/8" plywood roof sheathing.
- All exterior wood trim (where it occurs) to be primed and painted.
- All operating windows will be screened.
- **The basement windows will be maintenance free, oversized 32"W x 24"H vinyl hoppers** (where allowed by setbacks and window wells may be required, subject to grade).
- **Distinctive inlaid decorative beveled glass panel on front entrance door(s), with patterned and beveled glass and nickel coming, as per plan.**

- **The front entrance door(s) will be complimented with the elegant Shelburne grip set constructed of solid forged brass featuring tarnish free polished finish.**
- **Wall mounted crafted oval address plaques.**
- Safety door closer on door from garage to interior (where applicable).
- Garage floor to be poured concrete.
- **GARAGE WALLS AND CEILING (with the exception of any concrete wall or concrete block wall) WILL BE DRYWALLED AND TAPED.**
- Pre-cast concrete slab walkway from driveway to main entrance door. Any applicable rear patio will be pre-cast concrete slabs.
- **Driveways are fully paved in a two step operation including basecoat and FINISHED TOPCOAT AT NO EXTRA CHARGE.**
- Front porches will be poured concrete over a cold cellar, as per applicable plan.
- **Where cold cellars occur, they will be vented and include a door and interior light.**
- The entire lot, front and back to be graded and sodded, where applicable.
- **Two exterior hose faucets and two exterior weatherproof electrical outlets with ground fault interrupters.**
- **Rough-in natural gas barbeque line at the rear of the home.**
- Steel beam construction in basement.
- **The basement walls are poured concrete with heavy-duty damp proofing, weeping tiles and DRAINAGE BLANKET FOR ADDITIONAL WATER PENETRATION PROTECTION.**
- The basement floor will be poured concrete.
- **Where decks are required at the rear patio (on non-walk-out basement conditions) a wood deck with stairs to grade is included.**
- **Where walk-out basement conditions are applicable, the following features are included in the premium: basement sliding patio door, rear basement vinyl sliding window, step down brick veneer construction, a wood balcony without stairs off the main floor rear patio door, an additional light and electrical outlet.**

QUALITY INTERIOR FINISHES

- **FULL 9-FOOT CEILINGS ON MAIN FLOOR and full 8-foot ceilings on second floor.**
- **CATHEDRAL, RAISED AND VAULTED TYPE CEILINGS, as per applicable plan/elevation.**
- **COLONIAL BASEBOARD WITH MATCHING TRIM FOR ALL DOORS AND WINDOW CASINGS WILL BE PAINTED WHITE**
- **ALL ARCHWAYS AND CLOSETS TO BE TRIMMED with the exception of curved arches.**
- **DISTINCTIVE 'CLASSIQUE' INTERIOR PASSAGE DOORS AND CLOSET DOORS with QUALITY DORIAN LEVER HANDLES AND BRASS STEEPLE TIP HINGES**
- **ELEGANT MAIN FLOOR OAK STAIRS, 3 1/4" HALF-ROUND FRENCH PROVINCIAL HANDRAILS with your choice of LARGE OAK PICKETS (1 3/4"), in a natural finish or WROUGHT IRON PICKETS (from the Vendor's standard selection). Any applicable staircase landing will be completed with pre-finished flooring. All staircases to basement will be painted construction grade spruce.**
- **DIRECT VENT ZERO CLEARANCE GAS FIREPLACE only where shown as standard on plan. Where shown as standard, FIREPLACE TO BE COMPLETED WITH PAINTED WOOD MANTEL, RAISED MARBLE HEARTH AND MARBLE SURROUND and include a recessed halogen pot light above, from the Vendor's standard selection.**
- All main and second floor ceilings will be finished with white stipple and a flat edge finish except for the kitchen, main floor laundry rooms (where applicable) and bathrooms, which will have a smooth finish.

- **INTERIOR WALLS ARE FULLY DECORATED, WITH THE PURCHASER'S CHOICE OF THREE PAINT COLOURS**, from the Vendor's standard selection.
- All drywall is fastened with screws, using a minimum number of nails.

KITCHENS AND BATHROOMS

- For your kitchen, Townwood is proud to provide you with one of the leading solid surface countertops in the world:
 - **Silestone®** - the world's leading quartz surface, combining strength and beauty to create the ultimate surfacing material. Ideal for kitchen countertops, Silestone® is composed of 93% natural quartz, offering the sophisticated look and cool feel of natural stone. Silestone® is a premium surfacing material that offers a unique mix of strength and elegance with no maintenance required.
- Your choice of quality kitchen cabinets with **EXTENDED 104cm UPPERS AND FLUSH BREAKFAST BARS** (where applicable) and bathroom vanities with "Arborite™" or "Formica™" counter tops, from the Vendor's wide range of standard samples. Laundry room to include a wire rack shelf above plumbing facilities, where shown on plan.
- Kitchen Turbo Range Hood in white or almond with 6 inch diameter vertical ducting to the exterior. Features include twin sensor-loaded motors with twin centrifugal turbo fans, teflon coated non stick fan blades, individual lamp and rear oil collectors.
- Double compartments stainless steel spillway sink with ledgeback and chrome lever handle faucet featuring a pull out spray in kitchen.
- **ANGLED CORNER UPPER CABINETS and POTS AND PANS DRAWERS**, from the Vendor's standard selection and where shown for the kitchen, as per plan.
- **Rough in plumbing with a dedicated space for a future built-in dishwasher.** (Cabinetry will not be installed in the space).
- **Quality CERAMIC soap dish in bathtub enclosure and/or shower enclosure, from Vendor's standard selection.**
- **Full width vanity mirrors with beveled edge (where shown on plan) in all washrooms, with wall mounted make-up lights and overhead light. Powder room will feature a decorative oval mirror with beveled edged.**
- **TEMPERATURE BALANCED CONTROL VALVES in bathroom shower enclosures.**
- Any applicable main floor laundry room will be complete with a laundry tub enclosed in a cabinet (from the Vendor's standard selection) and include a wire rack shelf above.
- **Leland Chrome Bathroom Faucets by Delta®, with matching tub/shower and oval tub faucets (where applicable) and co-ordinated 24" Innovation Chrome Towel Bar and toilet tissue dispenser.**
- **Pedestal sink in powder room, from Vendor's standard selection.**
- **Separate shower stalls (where shown on plan) to be finished with a MARBLE CAP, CERAMIC SHOWER BASE on concrete and shower walls to be glass with steel framing and shower door, from Vendor's standard selection.**
- **OVAL TUBS in master ensuite (where shown on plan). A two row ceramic backsplash will be installed around the oval tub, from the Vendor's standard selection. ACRYLIC TUBS WITH EXTRA DEEP SOAKING AREA (20") AND DECORATIVE SKIRTING FOR MAIN WASHROOMS, (where shown on plan).**
- **Quality IMPORTED 8" x 10" CERAMIC TILES for BATHTUB ENCLOSURE WALLS, up to but not including the ceiling and 8" x 8", 10" x 10", 11" X 11" CERAMIC TILES for BATHROOM FLOORS. All tiles to be chosen from the Vendor's standard selection.**
- **Zurn PEX flexible tubing plastic plumbing and fitting systems. The high strength and flexibility of this product make it ideal for water distribution throughout the house**
- **Shut off valves will be installed for all sinks and toilets.**

- **A rough-in three piece washroom is located in the basement, as per plan.**

FLOORING

- **Your choice of fashionable PATTERNED NYLON BERBER CARPET or 40 oz. NYLON PILE BROADLOOM is provided in all living areas and bedrooms. You may choose any two colour selections from Vendor's standard selection, as per specifications.**
- **For your main floor living areas, Townwood provides you with durability as well as the exclusive beauty and look of hardwood flooring with STEPS™ Elegance Uniclic® flooring from Torlys®. Perfect for bedrooms and hallways, Townwood offers you a choice of Steps 8mm Classic for the upper level. A leader in the flooring marketplace, Torlys® brand is synonymous with design, quality and value.**
- All broadloom areas will include underlay, from Vendor's standard selection,
- **Quality IMPORTED CERAMIC TILES (12" X 12" / 13" X 13") are provided for the front entrance, kitchen, dinette and powder room, as per plan. All ceramic flooring is laid on a scratch coat.**
- Any main or second floor areas with a solid material finish will have wood trim molding installed to compliment the colonial baseboard trim.
- **All sub-floors are plywood and will be screwed down and joints sanded.**

ELECTRICAL FEATURES

- **200 AMP ELECTRICAL SERVICE** with automatic circuit breakers and copper wiring throughout, in accordance with Hydro One standards.
- **CARBON MONOXIDE DETECTOR** with audible alarm to be mounted in the hallway of bedroom area.
- Interior and exterior light fixtures, door are pre-selected by Townwood and installed in pre-determined areas.
- Wired in smoke detectors on each floor, including basements, in pre-determined areas. Properly maintained smoke alarms can save lives, reduce the risk of injury and property loss.
- **All bedrooms will have overhead light fixtures.** Your dining room will be equipped with an overhead receptacle for future installation of a fixture. The living room and family room wall receptacles are switch controlled.
- **Decora white switches and receptacles throughout** as per Builder's specifications.
- **Rough-in central vacuum outlets with piping and electrical in garage.**
- **HOME NETWORK CONNECTION CENTER** from HOME DIRECTOR™. The Home Director™ SP-2 Connection Center features support for up to 4 telephone lines with flexible distribution to a maximum of 8 wall outlets. It also distributes your cable or antenna signal and up to 4 in-home generated television signals (eg. VCR, DVD, & Baby Cam, etc.) to 4 television set locations. Dual LNB satellite distribution connections are also provided. A jack is provided for a security system telephone connection, as well as facilities for installing a high speed DSL modem. The spacious packaging provides for many future upgrades. For both TV & phone, where computer areas/home offices are shown, one bedroom outlet will be eliminated and installed in the computer area/home office, whichever is applicable.
- **Pre-wired for future security system for all openings on the main floor level not including basement windows.**
- Exhaust fans are provided in all washrooms.
- Heavy duty wiring and plug receptacles for the kitchen stove and dryer. Exterior venting for the dryer and plumbing for an automatic washer is provided.
- An electrical G.F.I. outlet for small appliances is installed beside the vanity in all washrooms.

ALL ITEMS ALLOWING THE PURCHASER A CHOICE OF COLOURS AND / OR MATERIALS FOR THE ABOVE WILL BE FROM THE VENDOR'S STANDARD SAMPLES.