BALMORAL ESTATES

FEATURES AND FINISHES

GENERAL PROVISIONS:

1. All exterior finishes and colours are selected by the Builder. Exterior colours and sitings, will be architecturally coordinated to create pleasing streetscapes and to conform to Architectural Control Guidelines.
2. All interior finishes, (cabinetry, flooring, trim/doors etc.) are to be chosen at Lormel's Design Studio.
3. All interior material selections for which the Purchaser is entitled to make, are to be chosen from the Builder's standard samples, are subject to availability and are as per the Builder's specifications. Purchasers shall only be entitled to make selections if items are not already ordered or installed.

EXTERIOR FEATURES

1. Architecturally designed exteriors which include genuine clay brick, stone, stucco, pre-cast detail, exterior siding detail, architectural style and colour, as per applicable plans.
2. Entry-resistant framing on all perimeter doors.
3. 8' Fiberglass insulated front entry door, colour of door is predetermined by the selected brick package. Window sidelights and/or transom, as per applicable elevation.
4. Self-sealing limited lifetime warranty laminate shingles.
5. Pre-finished maintenance free aluminum soffits, eavestrough, fascia, downspouts, and vinyl siding, as per plan and elevation.
6. Stucco crown at front elevation, as per plan.
7. Weather stripping on all exterior doors.
8. Steel clad side entry doors, as per plan.
9. All windows are to be high performance, PVC, with low-E glass. All operating windows are complete with screens. All operable windows on the first and second floor will be casement throughout with decorative bars on the front elevation, as per applicable model/elevation.
10. All basement windows to be sliders, high performance, PVC, with low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions.
11. Premium quality metal insulated roll-up garage doors as per elevations.
12. Front and rear yard to be sodded except for hardscaped areas.
13. Precast concrete slab walkway to front door entry, precast step at rear door.
14. Builder to supply a two (2) coat asphalt paved driveway (base and finish coat).
15. Two (2) exterior water taps (one at rear yard, one in garage) and two (2) exterior weatherproof electrical outlets with ground fault interrupter (one at rear yard near patio door and one by the front entry door).
16. Elegant Satin Nickel grip set for front door.
17. Elegant black coach lamps at front door, as per plan.
18. Decorative precast address number plaque. Location as per Architectural Control guidelines.
19. 2″ x 6″ exterior wall construction featuring R22 insulation.
20. Engineered floor system.
21. ⅜″ plywood roof sheeting.
22. Gas line for future BBQ at rear, near kitchen patio door.

INTERIOR FEATURES.

1. Ceiling heights are to be approximately 10' on the main floor, 9' on second floor, 9' in basement, (Except where bulkheads may be required, sunken or raised areas, stairways and where there are raised or dropped ceilings and structural and mechanical components in basement).
2. Oak veneer stairs to finished areas with oak handrail and nosing, as per plan. Purchasers will have a choice of either square oak or straight black metal pickets and stained to complement hardwood, as per Builder's standard samples.
3. 8' interior doors throughout main floor, including all closets, as per plan. 7' interior doors throughout the 2nd floor, and basement (where applicable). (Some areas may not accommodate due to restrictions on door heights).
4. 5″ baseboard with 3″ casing throughout with door stop, painted white (in applicable areas), including all doors and windows throughout in all finished areas where applicable, as per plan in applicable areas.
5. All archways are trimmed, as per plan.
6. Satin Nickel finished interior door Lever hardware (Levers).
7. All interior walls are to be painted in Builder's standard off-white colour with premium quality latex paint.
8. Smooth ceilings throughout the main and 2nd floor and finished area in basement if applicable.
9. Drywalled Waffle, Coffered, and/or Cathedral Ceilings, as per applicable plans.
10. Direct vent gas fireplace with painted white Mantle.

KITCHEN FEATURES

1. Purchaser's choice of Quality Custom Kitchen Cabinets from Builder's standard samples.
2. Extended height Kitchen Cabinets to underside of bulkhead, as per plan.
3. Bulkheads will not be installed, unless required by plan. Bulkheads may be necessary for mechanical and structural requirements. If bulkhead not required, note cabinet height to remain at 9' finishing height.
4. Standard custom contemporary canopy above the stove.
5. Built-in Fridge enclosure, based on Builder's standard appliance specifications.
6. Soft-close doors and drawers in kitchen.
7. One (1) bank of drawers plus one (1) set of pot and pan drawers, and one (1) pull-out garbage with two bins.
8. Ceramic backsplash, 3″ x 6″ subway tile, from Builder's standard selections.
9. Under cabinet lighting package.
10. Purchaser's choice of quartz (engineered) countertop with double compartment stainless steel undermount sink with single lever pull-out faucet, from Builder's standard selections.
11. Heavy-duty receptacle for stove.
12. Dedicated electrical outlet for refrigerator.
13. Dedicated water line for refrigerator.
14. Split electrical outlets at counter level for small appliances, including one USB outlet.
15. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains.

LUXURIOUS BATHS

1. Primary ensuite bathroom off the primary bedroom, with elegant freestanding tub (white) and separate shower enclosures, as per plan.
2. Primary Ensuite Shower to include rain shower head with handheld on slide bar.
3. Glass shower enclosures with frameless glass shower doors, as per plan (clear glass, chrome hardware).
4. Energy efficient WATER SAVER showerhead, toilet, and faucets. Pressure balance valves in all showers.
5. Wall mounted mirrors and wall mounted strip light fixtures above each vanity sink in all Bathrooms and Powder Room.
6. White elongated toilets with soft-close seats in all bathrooms.
7. Purchaser's choice of quartz (engineered) countertop with 4″ backsplash, white ceramic undermount sink with chrome faucet with pop-up drains in all bathroom vanities from Builder's standard selections.
8. Electrical outlets for small appliances beside vanity in all bathrooms.
9. Exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Vanity cabinet in powder room with quartz countertops and ceramic undermount sink, as per plan.
12. Choice of porcelain wall tile, 12″ x 24″, for bathtub and shower enclosures, from Builder's standard samples* (Includes ceiling in shower).
13. Shut off valves to all basins and sinks and toilets.
14. Shower curbs capped with quartz (white), in all showers, as per plan.

BALMORAL ESTATES

FEATURES AND FINISHES

FLOORING

1. Quality porcelain tile flooring, 12″ x 24″ in the foyer, kitchen/ breakfast area (where applicable), powder room, all bathrooms, laundry room, and basement foyer (if applicable) as per plan. Tiles installed in a stacked pattern. Purchaser to choose from Builder's standard samples.
2. Standard 2″ x 2″ shower mosaic flooring in all showers, chosen from Builder's standard samples.
3. Pre-finished engineered hardwood flooring 4⅜″ x ¾″, throughout main and second floor, except for tiled areas, from Builder's standard samples. Stairs are to be stained to complement hardwood flooring.
4. Transitions strips or metal edging may be used between different floor materials.
5. Concrete basement floor with drains, as per plan.
6. Engineered Floor Joist System.
7. All Sub-floors to be fastened with glue screws and nails, seems to be sanded.

LAUNDRY FEATURES

1. Laundry Rooms to have single compartment stainless steel laundry tubs with hot and cold-water faucets in standard white base cabinet, standard quartz countertop, as per plan. Extended upper cabinets (standard white), as per plan.
2. Heavy duty electrical outlet for washer and dryer.
3. Vent for dryer.
4. 2nd floor laundry room equipped with floor drain, as per applicable model.

ELECTRICAL

1. Decora type and white switches throughout.
2. Heavy duty receptacle for stove in kitchen.
3. 20 LED Pot Lights on the main floor, location to be determined by the Purchaser at Structural Appointment.
4. Holiday switch for seasonal lights at exterior front porch and second floor soffit.
5. Electrical outlets in all bathrooms and powder rooms include ground fault interrupters.
6. Ceiling light fixture in all rooms, including walk in closets throughout the main and 2nd floor.
7. One electrical outlet in the garage plus a receptacle in ceiling for future door opener, (per overhead door).
8. Door chime.
9. Shower light in all shower stalls, where applicable.
10. Smoke / Carbon Monoxide detectors installed on all floors, in accordance with building standards.
11. 200 Amp service with Circuit breaker panel.
12. All wiring in accordance with Ontario Hydro Standards.

ADDITIONAL PROVISIONS / ROUGH-INS

1. Complete central vacuum system with canister installed in garage.
2. Gas line stove in kitchen, location to be determined by Vendor.
3. Dedicated water line for refrigerator, location to be determined by Builder.
4. Rough-in conduit for future electric vehicle charging station, from garage to basement.
5. Rough-in 3-piece washroom in the basement (drains only, no water line).
6. Garage Door Openers.
7. Pre-wiring for telephone outlet in Kitchen, and Master bedroom. The purchaser is to arrange finishing details directly with the phone company after closing.
8. Pre-wiring for CAT6 outlets Family Room/Great Room/Den and all bedrooms, location as per Builder. The purchaser is to arrange finishing details directly with Cable Company after closing.
9. Rough in provision for future wall mounted TV in family room – to include CAT 6, dedicated electrical and conduit. Does not include any wall mounting brackets.
10. Security rough-in wiring on all doors on main floor plus rough-in wiring for one keypad by the front door and one motion detector in main floor hallway.
11. All garage walls are to be drywalled, from top of foundation wall to ceiling, as per OBC.

HEATING/INSULATION

1. High efficiency forced air heating system with ducting sized for future central air systems.
2. Thermostat is centrally located on the main floor.
3. * R60 insulation for attic ceiling area over habitable areas. (As per Ontario Building Code Requirements).
4. * R22 insulation in exterior habitable walls, as per Ontario Building Code Requirements.
5. * R31 spray foam on garage ceilings and overhangs, as per Ontario Building Code Requirements.
6. * R20 continuous insulation on basement walls, as per Ontario Building Code Requirements.
7. H.R.V. (Heat Recovery Ventilation unit).
8. Hot water tank is a rental unit, (Purchaser will execute Rental Agreement with Provider).

ADDITIONAL FEATURES

- Mortgage survey provided at no additional cost.
- Poured concrete basement walls with heavy damp proofing (drainage membrane) and weeping tile performed drainage membrane to all exterior walls excluding garage, as per standard Ontario Building Code.
- Cold Cellars, as per plan.
- Poured concrete front porch, as per plan.
- Poured concrete garage floor.
- All work to be performed to OBC standards.

LORMEL WARRANTY

Warranty backed by Ontario New Home Warranty Program, Tarion, which includes:

- The home is warranted against major structural defects for 7 years.
- The home is free from defects in workmanship and materials for 1 year.
- Purchaser agrees to pay the Tarion Warranty Program Enrollment Fee, as an adjustment on closing.

All illustrations are artists' concepts. Plans, dimensions, and specifications are subject to change at the discretion of the Builder. Materials may be substituted for those of equal or better quality. All dimensions are approximate.

Specifications and terms are subject to change without notice. E. & O. E.
Effective – October 8th, 2026

Lormel HOMES