

LUXURY FEATURES



A WORD ON CUSTOMIZATION - "LET'S TURN OUR HOUSE INTO YOUR HOME"!

We started as custom builders although today we offer our purchasers a wide range of floor plans from which to choose, there is always room for change. Other builders may not want to be bothered with input and suggestions from their clients but at Gregor Homes we welcome it.

Whatever you imagine, we can build - moving walls, adding closets - whatever is possible given structural and/or cost considerations. With your special design ideas & our experience, we'll work together in creating a home with a personality to match you and your family.

OUR CUSTOMERS HAVE A CHOICE

1. Customer selection process from builder's samples with in-house designer.
2. Customizing of building plans.
3. Customer opportunity to make changes, purchase extras and upgrades.

EXTERIOR

1. Quality all clay brick exteriors with quoined corners on front elevation where shown (purchaser's choice from builder's samples), stone window sills & keystones.
2. Wide maintenance free aluminum soffit, 6" fascia, oversized eavestrough & oversized downspouts, shutters (where shown), (purchaser's colour choice from builder's samples).
3. Colour co-ordinated 25-year asphalt shingles (purchaser's colour choice from builder's samples).
4. Engraved brick Gregor nameplate & classic-black street number.
5. Asphalt total driveway.
6. Fully sodded lot.
7. Precast patio stone slabs at front, side, and rear entrances.

FRAMING CONSTRUCTION

1. Sub-floors with dried lumber @ 16" o.c. (on centre) c/w 5/8" tongue & groove subflooring nailed & screwed.
2. Quality hand-cut roof c/w 2" x 6" @ 16" o.c. rafters & 2" x 6" @ 16" o.c. ceiling joists with higher pitched roof: (Trussed roof in some models).
5/12 minimum pitch bungalows
6/12 minimum pitch two-storey.
3. Raised Rafters (raised heel) for improved insulation.
4. 2" x 6" @ 16" o.c. Interior walls where required to "bury" heating ducts, plumbing waste pipes & stacks.
5. 2" x 4" @ 16" o.c. Interior walls typical.
6. 2" x 6" @ 24" o.c. Exterior Walls (Advanced Framing System)
7. 8' finished ceiling height per floor including basement.
8. Oversized Gregor size garage.

WINDOWS, DOORS, SLIDING DOORS, GARAGE DOORS

1. All thermopane windows and thermopane sliding doors c/w Energy Saving low "E" & Argon Gas.
2. White vinyl casement windows c/w grills on front elevations.
3. White vinyl sliding windows on side & rear elevations.
4. 8' wide white vinyl clad sliding doors typical on most models c/w Energy Saving low "E" & Argon Gas.
5. All operable windows, and sliding doors have screens and locks.
6. Pre-finished sectional insulated steel raised panel garage door (purchaser's colour choice from builder's samples).
7. Raised panel steel clad, insulated entry doors c/w weather-stripping & deadbolt lock (purchaser's colour choice from builder's samples).

PLUMBING

1. White bathtubs c/w Moen pressure balanced single lever faucet & showerheads & shower curtain rod.
2. White water conserving toilets c/w insulated tanks.
3. White oval bath sinks c/w Moen single lever faucets and pop-ups.

4. Where powder room shown, pedestal sink c/w Moen single lever faucets and pop-ups.
5. Two exterior water taps c/w interior shut off taps & anti-siphon valves.
6. Double stainless steel kitchen sink c/w ledge back, spillway & Moen single lever faucet.
7. Dishwasher rough-in.
8. Energy Saving Hi-efficiency direct vented gas-fired rental hot water tank.
9. "Quiet" plastic water piping.
10. Laundry area hot & cold water supply & appropriate drains.
11. Where ceramic shower stall is shown, Moen pressure balanced single lever faucet & shower curtain rod.
12. "In-wall" hose and drain connections in finished laundry areas.

HEATING, AIR CONDITIONING & VENTILATION

1. Forced air heating c/w centrally located programmable thermostat.
2. Energy Saving High-efficiency gas furnace c/w 2 speed fan.
3. Ductwork sized for future air conditioning.
4. Cold air returns in each bedroom, & main living areas & basement.
5. HRV Controls in each finished bathroom
6. HRV Control in finished laundry room.
7. White kitchen range hood fan ducted to exterior.
8. Dryer vent ducted to exterior.
9. Energy Saving Heat Recovery Ventilator (HRV) including timer and controls.
10. Taped and sealed ductwork in unfinished areas.

ELECTRICAL

1. 100 amp service c/w circuit breakers.
2. 220 volt outlet for stove.
3. 220 volt outlet for dryer.

4. Two exterior outlets on GFI circuit (3rd if walkout).
5. Outlet per bathroom on GFI circuit.
6. Smoke detector hard wired on each floor.
7. CO detector in bedroom areas.
8. Door chimes.
9. Ceiling light fixtures in finished areas including bedrooms, hallway, dining room, kitchen, breakfast nook, family room, bathrooms, powder rooms, walk-in closet, laundry room c/w energy efficient compact fluorescent light bulbs.
10. Three exterior coach lamps on front elevation (purchaser's choice of colour from builder's samples).
11. HRV Control in each finished bathroom.
12. HRV Control in finished laundry room.
13. White kitchen range hood fan ducted to exterior.
14. Quality copper wiring throughout.
15. Where ceramic tile shower stall is shown, shower ceiling light included.
16. White switches and outlets.
17. Switched outlet in living room.
18. Each garage bay is provided with wall outlet, ceiling outlet, ceiling light.
19. Exterior coach lamps at side and rear exterior doors & sliding doors.

IN-WALL ROUGH-INS

1. Four phone rough-ins
2. Four cable TV rough-ins

INSULATION

1. R40 energy conserving ceilings (exceeds building code).
2. R12 basement exterior walls insulated to floor (exceeds building code).
3. R24 exterior walls c/w energy-saving "Advanced Framing" (R19 Batt plus R5 insulated exterior cladding).
4. Super sealed air barrier to reduce drafts & save energy.

INTERIOR FINISH

1. Finished drywall ceilings c/w modern texture spray in living areas and bedrooms (borders in living room & dining room).
2. Finished ceilings c/w smooth finish in kitchen, laundry, bathrooms and closets.
3. Colonial 800 series interior doors; space saving sliding closet doors.
4. Mirrored sliding doors in front foyer closet.
5. "Aristocrat" oversized casing.
6. "Aristocrat" oversized baseboard.
7. Wood trimmed interior archways (no drywall returns).
8. Trimmed window interiors (no drywall returns).
9. Quality solid oak railings & oak pickets & oak shoe.
10. Brass interior hardware.
11. Coated wire rack shelving in closets including double hanging in part of all bedroom closets & 5 shelves in linen closet.

PAINTING, STAINING

1. Three coats of interior paint.
2. Acrylic Latex paint on drywall.
3. Acrylic semi-gloss white interior paint on trim & doors.
4. Natural Varathane finish on oak railings.
5. Two exterior paint choices (purchaser's colour choice from builder's samples).

KITCHEN CABINETS

1. Designer select kitchens (purchaser's choice from builder's samples).
2. Handles and knobs (purchaser's choice from builder's samples).
3. Pre-formed countertop c/w backsplash (purchaser's choice from builder's samples).
4. Microwave shelf c/w electrical outlet.
5. Bank of drawers.
6. Dishwasher cavity & rough-in.

BATHROOM FINISH

1. Vanities c/w space making "banjo" countertops (purchaser's choice from builder's samples).
2. Full height ceramic wall tile in bathroom areas (purchaser's choice from builder's samples).
3. Extra wide mirror full width of vanity "Banjo" countertop (or pedestal sink).
4. Bathtub shower curtain rod.
5. Ceramic toilet tissue holder, towel rod, soap dish.
6. Where ceramic tile shower stall shown, recessed shower ceiling light & shower curtain rod included.

LAUNDRY ROOM FINISH

1. Dryer 220 volt outlet.
2. Dryer vent ducted to exterior.
3. Washer hot & cold shut-off taps complete with appropriate drain.
4. Washer electric outlet & outlet for iron.
5. HRV Control in finished laundry room.
6. Linen shelf over laundry appliance area included.
7. "In-wall" hose and drain connections in finished laundry areas.

FIREPLACE FINISH (OPTIONAL IN SOME MODELS)

1. Gas fireplace c/w fan & brass trim (direct vent; sealed unit).
2. Ceramic facing & ceramic hearth.
3. White painted quality mantle c/w side supports & plinth blocks.

FLOORING

1. Ceramic floor tile in all standard "Wet" areas incl. foyer, kitchen, breakfast nook, finished bathrooms, finished laundry area as per plan (purchaser's choice from builder's samples).
2. Beautiful 36 ounce broadloom c/w quality underpad in balance of finished areas including stairs and stair stringers (purchaser's choice from builder's samples).

BASEMENT

1. Concrete basement walls 8' high. Exterior protected with damp proofing, weeping tiles in crushed stone and exterior drainage layer (exceeds building code).
2. Warp free environmentally-friendly steel studding @ 24"o.c. on basement exterior perimeter walls, c/w Energy Saving R12 insulation & vapour barrier from floor to ceiling.
3. Submersible sump pump.

WALK-OUT BASEMENT PACKAGE (IF APPLICABLE)

1. Stepped down brick on side elevations.
2. Brick rear elevation to grade.
3. Larger Basement windows including 1@ 72"w x 48"h & 1 @ 48"w x 48"h.
4. Sliding door from basement walkout (8' or 6' or 5' wide).
5. Sliding door from main floor (8' or 6' or 5' wide) onto 8' x 12' deck c/w 2" x2" picket railing.
6. Rigid foam insulation under floor at walkout.
7. Basement bath plumbing rough-in.
8. Exterior plug & light & switch at walkout.
9. Heating runs are provided at floor at walkout.

WARRANTY

1. Seven year warranty from Tarion Warranty Program at purchaser's expense.
2. Survey, showing all lot lines and building setbacks.
3. After sales service by industry award winning customer care team.

NOTE

1. The purchaser shall have the right to choose the style or colour of an item, where a choice exists, from the vendor's samples. The purchaser agrees that if he/she fails to select a choice within fourteen (14) days of being given notice by the vendor or his agent, then the vendor may proceed with his selection and the purchaser will be deemed to have accepted such a selection.
2. The purchaser shall indemnify and save the vendor, it's servants and agents harmless from all action, claims and demands for, upon or by reason of any damages, loss or injury to person or property of the purchaser, or any of his friends, relatives, workmen, or

agents who have entered on the real property or any part of the subdivision of which the real property forms a part, whether with or without the authorized consent expressed or implied by the vendor.

Safety is a priority with Gregor Homes. The purchaser who wishes to enter onto the real property prior to closing shall arrange an appointment in advance with the Vendor so as to be accompanied onto the property. In accordance with the Ministry of Labour, no children under the age of 16 are permitted onto the real property while it is under construction. The Purchaser agrees to pick up and wear the appropriate safety equipment at the sales or construction office before entering onto the real property.

3. The purchaser agrees to pay as an adjustment on closing an administrative charge of \$50.00 plus interest (if applicable) on any cheques returned to the vendor NSF.

4. The purchaser hereby acknowledges that the vendor may, due to location of services to the building lot and/or street appeal and/or approved grading plans, place the model on the lot as a "Mirror Image Plan" or "Reverse Plan" to the rendering posted in the sales office, or the model home viewed by the purchaser.

5. The purchaser hereby acknowledges that if there is an exit door from the interior of the home to the interior of the garage, steps and landing may be required into the garage to suit the grading plan.

6. The vendor reserves the right to substitute an item with one of equal or greater value E. & O. E.

When you shop and compare builders in Barrie, the advantages offered by Gregor Homes becomes evident very quickly. In fact, many of our standard features are optional upgrades with other builders... so it pays to review our competitor's features list carefully, just to make sure you're not comparing apples to oranges.



Our Model Home is located at 10 Taggart Court,
Alcona ON

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