



QUALITY STANDARD FEATURES
OUTSTANDING QUALITY MAKES THE DIFFERENCE AT GALA by DICARLO HOMES
Where Extravagance and Luxury are Standard Features

EXCEPTIONAL EXTERIOR FINISHES

- **FRENCH COUNTRY INSPIRED** exteriors designed with **FULL BRICK, STONE, STUCCO AND CEDAR SHAKE** details (as per elevation)
- Exterior colour packages determined by DiCarlo Homes
- Decorative engraved stone address number
- Pre-finished maintenance free quality soffit, fascia, eavestrough and downspouts
- **SELF-SEALING ASPHALT SHINGLES 30 YEAR LIMITED WARRANTY**
- Maintenance free, prefinished vinyl sliding patio door with screen to rear yard as per plan
- Vinyl casement Energy Star rated low E argon filled energy efficient windows throughout
- Screens on all operating windows
- Steel, low-maintenance, roll up garage doors with transom lites, as per plan
- **INSULATED FIBREGLOSS** front entry door with side lites and transom with grip set and deadbolt with satin nickel finish
- **CONVENIENT DIRECT ACCESS TO HOME FROM GARAGE**

INTERIOR FINISHES – FOCUSING ON DESIGN AND DETAIL

- Ceiling drywall is installed over **FLOATING METAL RESILIENT CHANNELS** on all trussed ceilings for straighter ceiling finishes
- All drywall corner beads are square metal beads with paper covering to minimize cracking
- **CALIFORNIA KNOCKDOWN CEILING** finishes throughout except bathrooms and finished laundry room, which are smooth
- All interiors are painted quality flat paint with purchaser’s choice of two (2) wall paint colours from DiCarlo’s nine (9) exclusive standard samples
- All interior doors and trim are painted with semi-gloss designer white
- All garage interior walls are drywalled and finished with first-coat rough tape
- Main stairs to be carpeted with oak railing and spindles stained with painted stringers, as per plan
- **2-3/4” OAK HANDRAILS and 1-5/16” OAK SPINDLES** are finished in your choice of stain from DiCarlo’s three (3) standard samples
- Interior trim is **2-3/4” CASING** on all windows and doors and **4-1/8” BASE BOARDS** throughout with **“DOOR STOP”** on all tiled and hardwood areas
- **COLONIAL 800 SERIES** 2-panel smooth interior doors
- **WIRE CLOSET SHELVEING** throughout including linen closet(s)
- **SATIN NICKEL** finish interior **LEVER DOOR HARDWARE** throughout, privacy locks on all bathroom and **MASTER BEDROOM DOORS**

STURDY AND STABLE STRUCTURES

- Two storey towns featuring **NINE FOOT CEILINGS ON MAIN FLOOR** (except at dropped ceiling areas) and eight foot ceilings on second floor.
- All sub-floors are nailed, glued and screwed to minimize floor squeaks
- All exterior walls above foundation to be 2” x 6” wall studs sheathed in water-resistant rigid exterior sheathing
- Poured concrete foundation
- Poured concrete garage floors with steel reinforcing
- Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane

A CHEF’S DREAM

- **CUSTOM QUALITY KITCHEN CABINETRY** in a wide choice of styles and colours from Builder’s standard selections
- Post-formed laminate countertops from Builder’s extensive standard samples
- **SOFT CLOSE DRAWER SYSTEM** as per plan
- Open space to accommodate for future dishwasher including plumbing and electrical rough-in
- Range exhaust fan in kitchen to be **STAINLESS STEEL** vented two speed vented to the exterior
- Heavy duty 220 volt outlet for stove
- Stainless steel double sink with single lever faucet with **PULL OUT SPRAY**

BATHROOMS AND PLUMBING – PURPOSE PLUS PANACHE

- **CUSTOM QUALITY CABINETRY** in a wide choice of styles and colours from Builder’s standard selections
- Post-formed laminate countertops from Builder’s extensive standard samples
- **SOFT CLOSE DRAWER SYSTEM** in main and ensuite baths as per plan
- Spacious tub with tile walls in main bath
- **STAND ALONE TUBS** in all ensuites
- Showers complete with acrylic base and tile walls to have clear glass with **CHROME SHOWER DOOR**
- All showers have safety-minded pressure balanced faucets
- **PREMIUM CHINA SINKS** used in all full bathroom vanities with single lever washerless taps
- All bathroom fixtures throughout to be white
- Single lever faucets (with exception of laundry) and pressure balanced shower controls
- Water saver, **ELONGATED TOILETS** with insulated tanks
- Powder rooms feature a pedestal sink (per plan)
- Mirrors above vanities or pedestal sink
- Ceramic accessories in all baths supplied but not installed
- Laundry as per plan
- Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold water supply and waste disposal outlet for future washer
- Two exterior hose bibs (one in garage and one on exterior) with separate basement shut off valves

HEATING AND COOLING – COMFORTABLE AND EFFICIENT ENVIRONMENT

- Heating is distributed through high efficiency furnaces
- Rental water heaters are high efficiency direct vent water heaters (some homes require power venting)
- At the Vendor’s option, an HRV (Heat Recovery Ventilation unit) may be either included in the purchase price or supplied on a rental basis through an HRV supplier. In the event that the HRV unit is supplied on a rental basis, the Purchaser acknowledges and agrees to be assume and be bound by the standard terms and conditions of the rental HRV unit supplier and the market rent offered by the supplier as at the time of closing
- Homes are equipped with exhaust fans in all bathrooms and laundry rooms (as required)
- There is a power exhaust override switch by the main floor thermostat to allow for humidity control
- Kitchen hood fans are vented to the exterior
- Digital thermostat

ELECTRICAL – PLUG AND PLAY WITH PEACE OF MIND

- Each home comes equipped with 2 telephone outlets
- Each home comes equipped with 3 cable and 2 data outlets
- Electrical receptacle with integrated **USB PORT IN KITCHEN**
- Homes are equipped with roughed-in system for central vacuum setup to basement
- All bedroom receptacles are non-arcing type for maximum safety
- Electrical ceiling outlet is provided for future garage door opener
- **WHITE DÉCOR SWITCHES** throughout the home
- Ceiling fixtures throughout
- Two outside weather proof electrical outlets installed, one at the rear and one in the front porch where applicable. Garages receive duplex outlet
- **HOLIDAY RECEPTACLE** installed in soffit
- Ceiling mounted porch light
- Interconnected Smoke detectors, one on each floor and one in each bedroom for your family’s added protection
- Interconnected carbon monoxide detectors, one on each floor
- All electrical receptacles in kitchen counter area are on dedicated circuits
- Heavy duty wiring and receptacle for stove and dryer
- Breaker panel and service installed as per O.B.C.
- Quality door chime installed

COSMETIC FLOORING – FUNCTIONALITY AND STYLE

- Premium quality ceramic tile on all foyer, kitchen, breakfast area, finished laundry and bathroom floors from DiCarlo’s standard selection
- Ceramic is also featured on separate shower walls, main bath walls, as per plan
- Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength
- Quality plush **BROADLOOM OR BERBER**, in purchaser’s choice from DiCarlo’s over 20 designer colour samples, with **½” CHIP FOAM** underpad

LANDSCAPING – BEAUTIFUL FIRST IMPRESSIONS

- Community to be **PROFESSIONALLY LANDSCAPED** with **EXTENSIVE PLANTINGS AROUND PORCHES** with street trees on boulevards, along with **ELEGANT MAIN ENTRY FEATURE**
- Wood privacy fence in rear between units
- Slab walkways to the front steps designated by grade

SERVICE AND WARRANTIES – REST ASSURED

We’ve got you covered

We guarantee the workmanship and materials of your new home for one full year

Full two years coverage defects in work or materials in the electrical, plumbing, heat delivery distribution system and water penetration through the building envelope.

Seven years against major structural defects

These guarantees are backed by the TARION New Home Warranty program

THE DICARLO DESIGN DÉCOR DIFFERENCE

When you visit our Design Centre you will see a world of possibilities to help you personalize your home to suit your taste and lifestyle needs. Our in-house designer will guide you through the outstanding DiCarlo quality features and finishes. With your imagination and our design experience – your DiCarlo dream home will become a reality.

Prices, sizes, materials and specifications are subject to change without notice. E&OE

