

## **Genre in Times of Change: A Systemic Functional Linguistic Analysis of a Remote Newfoundland Real Estate Listing**

### **Abstract**

In the aftermath of the Covid-19 pandemic, Canada's rural population increased faster than any other G7 country (Statistics Canada, 2022). However, the province of Newfoundland and Labrador was a distinct outlier, seeing a 6.4% decrease in rural populations during the same period. This was the most drastic decrease in rural inhabitants of all Canadian regions, and was most pronounced in the province's smallest communities. These statistics are no surprise to the inhabitants of these rural Newfoundland outports; since the 1992 Cod Moratorium, Newfoundland faces a continuing period of socioeconomic hardship and population decline. While Lynch (2007) investigated the phenomenon of outmigration from the province's rural outport communities towards both urban centres and other Canadian provinces, current research does not account for the phenomenon occurring post-pandemic. While other rural regions see population growth, those in Newfoundland continue to plummet.

Newfoundland's population decline has been analyzed from a linguistic viewpoint, noting a redirection of regional discourse towards a perpetuation of tourism development (Stoddart, 2016). While tourist discourse represents one apparent strategy for combating population decline, the linguistic implications upon the genre of real estate listings have not yet been investigated. This paper contributes to this growing body of literature, drawing upon the theoretical framework of Systemic Functional Linguistics (SFL). Encompassing the Interpersonal, Experiential, and Textual metafunctions, this paper analyzes the discursive strategies used within the real estate genre to persuade buyers towards properties found in remote Newfoundland regions with dwindling populations. *\$569,000, 5 Beaver Pond Road* is a real estate listing for a home in Harbour Breton, Newfoundland. Published on Realtor.ca in the fall of 2022, this listing remained unsold six months later, even after a price reduction of \$70,000. This paper draws upon the theoretical framework of SFL to reveal notable persuasive linguistic choices made by the author as they attempt the uphill battle of attracting buyers to this rural Newfoundland property.

## **Genre in Times of Change: A Systemic Functional Linguistic Analysis of a Remote Newfoundland Real Estate Listing**

Published on *Realtor.ca* in the fall of 2022, *\$569,000, 5 Beaver Pond Road* is a real estate listing detailing a home for sale in Harbour Breton, Newfoundland and Labrador. In analyzing this text, I intend to reveal features of the real estate listing genre. The text consists of 319 words, and was chosen specifically for its likelihood to exhibit features of the persuasive genre of real estate listings (Beangstrom & Adendorff, 2013). The home in question is located in a remote Newfoundland outpost, and is listed at a high price point for this region which has seen population decline alongside many Newfoundland outposts in the past decades (Ommer & Sinclair, 1999). As such, I make the assumption in the following analysis that *\$569,000, 5 Beaver Pond Road* is highly likely to incorporate the persuasive features of the real estate genre due to its context as a challenging sell.

This paper will draw on the theoretical framework of Systemic Functional Linguistics in order to address the following research question: If this text may be considered prototypical of the genre of real estate listings, what can a Systemic Functional Linguistic analysis reveal about the features of this genre? The following sub-questions support this overarching focus: What features of the genre of real estate listings are revealed through a Systemic Functional Linguistic analysis of the (a) Interpersonal Metafunction, (b) Experiential Metafunction, (c) Textual Metafunction, and (d) Clause Complexes? In addressing these questions, this paper contributes to a growing body of literature surrounding the genre of real estate listings, and more broadly contributes to research surrounding the linguistic implications of Newfoundland's rural population decline on real estate listings.

## Theory

Within Systemic Functional Linguistics, numerous assumptions are made about language. Crucially, language is understood as a “system of meanings” (Bloor & Bloor, 2013, p. 2). Within this overarching assumption, linguistic choices directly construct meanings within a text. A text within SFL is understood as a unit of analysis of any length, explained in Eggins (2004) as an authentic, written or audible product derived from social interaction (pp. 23-24). Crucially, the term ‘text’ within SFL constitutes a complete, whole, and unified linguistic product. While the text as a whole is considered a meaning-making entity, and these meanings are construed through three metafunctions: Interpersonal, Experiential, and Textual. As such, an analysis through the lens of these metafunctions will allow me to interpret not only the context of the text, but also to observe how this context is “encapsulated” (Bowcher, 2017, p. 393) within the features of the text.

Analysis of the interpersonal metafunction typically allows researchers to understand how participants assume roles and express attitudes respective to other participants (Bloor & Bloor, 2013, pp. 49-51). My interpersonal analysis of this text will therefore allow for a consideration of how a real estate agent constructs their relationship with a potential buyer. The Mood of a clause is one of two factors which convey meaning within the Interpersonal Metafunction. The component of the clause known as the Mood consists of the subject and finite. The presence and/or ordering of the subject and finite in a clause conveys the Mood; or as Thompson (2014) describes, helps to realize the mood choices (p. 51). For example, an ordering of the Mood elements wherein the subject precedes the finite is indicative of a declarative clause. The reverse represents an interrogative clause, while imperative clauses feature an absence of mood (Thompson, 2014). Alongside Mood, Residue is the second factor which conveys

interpersonal meaning. It constitutes the remainder of the clause after the Mood has been identified, containing the Predicator, Complements, and Adjuncts of a clause. As Bloor (2013) emphasizes, its label of ‘Residue’ does not imply a lesser importance when compared with Mood, rather Mood and Residue in concert comprise both essential meaning-making elements of a clause within the interpersonal metafunction (pp. 49-51).

Within the interpersonal metafunction, SFL analysts make the assumption that meaning is also construed through modal verbs. Within the interpersonal, there are two types of Modality, including Modalization and Modulation. While Modalization refers to the positions of probability (likelihood) and frequency (usuality), and how the interlocutor expresses these judgments through linguistic choices, Modulation refers to linguistic situations in which an interlocutor is expressing something between ‘do’ and ‘do not’. According to Eggins (2004), the two types of Modulation are obligation and inclination (willingness/tendency) (p. 172). Analysis of these interpersonal elements will therefore allow me to understand how the participants in *\$569,000, 5 Beaver Pond Road* (including the real estate agent and potential buyer) position themselves and express attitudes.

The experiential metafunction is used to understand representations of a participant’s perception of the world (Bloor & Bloor, 2013, pp. 49-51). The focus of experiential analysis is on the participants and processes within the clause. According to Thompson (2014), the process is central to the clause from an experiential viewpoint as the clause is largely ‘about’ the event, action, or state of the participant(s). Because this central ‘event’ is usually manifested in the verbal group, the process refers to the verbal group of the clause. Alongside the identification of the process, the experiential looks at the participants. Every major clause will contain at least one entity which participates in the process of the clause. In the vast majority of cases, this role is

fulfilled by a nominal group (Thompson, 2014, pp. 92-93). The experiential metafunction focuses its analysis on the types of processes in the clause, as these encode a given relationship between participants (Bloor & Bloor, 2013, p. 122). While the experiential extends its analysis to examine mental, verbal, and behavioural processes, my analysis will focus on relational, material, and existential processes. As Eggins (2014) describes, “the category of Relational processes covers the many different ways in which *being* can be expressed in English clauses” (p. 239). There are two types of Relational processes: relational attributive and relational identifying processes (Bloor & Bloor, 2013, p. 122). On the other hand, material processes encode “processes of doing, usually concrete, tangible actions” (Eggins, 2014, p. 215). Finally, existential processes also comprise processes of being. The purpose of existential processes is to establish the existence of one singular participant, known as the existent (Thompson, 2014, pp. 110-111). As such, an analysis of the experiential metafunction will allow me to examine the types of processes present in the text. This will help to reveal how the real estate agent understands and represents the home.

The textual metafunction looks at the organization of the text itself, and therefore how language relates what is written to the text as a whole (Bloor & Bloor, 2013, pp. 49-51). Within the Textual Metafunction, the first constituent in a clause is labeled the Theme and participates in the foregrounding of information in a clause. The Theme represents the hook of the clause, and according to Thompson (2014) its placement at the beginning aids readers in linking the content of the clause with the clauses that preceded it in the text (p.146). There are three types of Themes, Topical (Experiential), Interpersonal, and Textual. After the Theme is identified within the Textual Metafunction, the remainder of the sentence is known as the Rheme. As Butt et. al. (2000) explains, the positioning of elements in a clause participates in the foregrounding of

information (p. 135). While the Theme (appearing first in the clause) is foregrounded, the Rheme contains elements that are not foregrounded in this particular way. My analysis of the textual metafunction of this text will therefore allow for an understanding of how the real estate agent conveys meaning through the organization of their linguistic choices.

Beyond the metafunctions, SFL extends its capacity for analysis to the examination of clause complexes. As Eggins (2004) describes, interlocutors often chain together clauses in a sequence, using “markers to show the relationship between each clause” (p. 255). Eggins (2004) describes this type of clausal relationship as a “clause complex” (p. 255). Thompson (2014) indicates that clause complexes feature varying relations of logical dependency (p.188). A paratactic clause complex is an equal relationship between clauses which are regarded respectively as independent entities. Clauses can also appear in a subordinating relationship wherein there is both an independent and dependent clause. This is known as a hypotactic clausal relationship (p. 190). Both paratactic and hypotactic clausal relationships can exhibit systems of either projection or expansion. “The system of projection involves the attribution of either locutions (what someone said) or ideas (what someone thought)” (Eggins, 2004, p. 272), while expansion “builds on the meanings of the primary clause” through numerous mechanisms (p. 271). The analysis of clause complexes is important within SFL because “wherever there is choice, there is meaning” (Eggins, 2004, p. 256). As Eggins (2004) explains, the decisions of interlocutors to favour complexes over simplexes or to favour hypotaxis over parataxis construes connections with experiential events. As such, decisions regarding the structuring of clause complexes allow interlocutors to express ideational meaning (p. 256).

In her explanation of clause complexes, Eggins (2004) notes that “patterns of clause complexing are particularly sensitive to the contextual dimensions of genre” (p. 294). From the

analyses we conduct in relation to the metafunctions and clausal relations, one can draw conclusions about the genre of a given text and its features. Thompson (2014) describes a genre as the register of a text with the addition of a communicative purpose (p. 42). A genre can be described as a recognizable, goal-oriented use of language which utilizes the linguistic resources and patterns of a register(s) in order to achieve an overarching communicative objective. Operating under the assumption that this text can be considered prototypical of texts within the genre of real estate advertisements, an SFL analysis of the metafunctions and clausal relations will reveal features of this specific genre. This analysis will therefore work to uncover the linguistic resources and patterns utilized within this genre.

### **Data**

*\$569,000, 5 Beaver Pond Road* consists of 319 words, 3 clause simplexes, and 10 clause complexes. The text incorporates numerous multimodal features including images of the home (see Appendix A, Figures A1-A6). This text was specifically chosen due to its context. The home featured in the text is located in a remote community in Newfoundland and Labrador, Canada. Rural Newfoundland outport communities have been in a state of population decline for numerous decades (Ommer & Sinclair, 1999) and as such, real estate agents are challenged when attempting to draw buyers to remote locations in the province. This has become especially pronounced in the period between 2016 and 2021, as Newfoundland emerged from the Covid-19 pandemic with a rapidly decreasing rural population rate. While Canada's rural population grew most rapidly among G7 countries, the province of Newfoundland saw the largest decline among all provinces (Statistics Canada, 2022). Amid this extratextual context, *5 Beaver Pond Road* features a high price tag for this region, and as such represents a challenging sell. In this paper, I understand the genre of real estate listings as a persuasive genre (Beangstrom & Adendorff,

2013), and therefore chose this text because I believe it is highly likely that *\$569,000, 5 Beaver Pond Road* will exemplify features of the persuasive real estate listing genre due to this socioeconomic context.

### **Methodology**

In order to analyze *\$569,000, 5 Beaver Pond Road*, I begin by breaking the text into clauses. This is done by examining the text and locating all verbal groups. After drawing clausal barriers, I examine all clauses from the perspective of clause complexes. This involves the identification of independent and dependent clauses. After grouping together clauses that are related either semantically or through dependence, I begin analyzing the clause complexes for paratactic or hypotactic relations. After labelling the taxis relations using the labels “ $\alpha$ ” for alpha clauses and “ $\beta$ ” for beta clauses, the resulting text will include clearly delineated clause barriers.

After organizing my text into these clausal groups, I elevate my analysis to the level of the interpersonal metafunction. In order to do this, I begin by labeling the subject, finite, predicator, as well as any complements or adjuncts present in each clause. This labelling process allows me to then identify the Mood and Residue of each clause according to the location (or omission) of the subject and finite elements. I label modal finites and modal adjuncts according to the type of modality including probability, frequency, obligation, or inclination. Finally, I conclude my analysis of the interpersonal metafunction by labeling the clausal mood according to the ordering or absence of the mood elements.

In order to analyze the experiential metafunction, I begin by identifying and labeling the processes, participants, and circumstances in each clause. I then identify and label the type of verbal process, including the following possible process types: relational, material, existential, mental, verbal, and behavioural. For relational processes, I label whether they are attributive or



identifying. When necessary, I identify distinct processes such as relational attributive possessive processes. After identifying and labeling the processes, I label participants and circumstances according to the unique roles within each process. For relational attributive processes, I label the carrier and attribute; while for relational identifying processes, I label the token and value. For material processes, I label the actor and goal. Finally, for existential processes, I label the existent. Analyzing the circumstances, I label them according to whether they are in relation to extent, cause, location, matter, manner, role, or accompaniment (Eggins, 2004, p. 223). This concludes my analysis of the experiential metafunction.

Moving towards the textual metafunction, I begin by identifying any interpersonal or textual themes. If they are present they are labeled before progressing to the labeling of the topical theme. After reaching the topical theme I acknowledge that there are no more themes, and I show this in my analysis by labeling the remainder of the clause as the Rheme. This concludes my analysis of the three metafunctions. I will display these functional labels in tabular format (see Appendix B) representing all elements within the clausal relations and three metafunctions.

### **Analysis**

An analysis of this text at the interpersonal level reveals that of 19 clauses, 16 (84%) are in the declarative mood (see Appendix, Table C3). As Eggins (2004) describes, declarative clauses are “interactively structured to give information” (p. 137). As such, an analysis of the moods of the clauses in this text reveals that the majority of the text is structured in such a way that prioritizes the act of providing information to the reader. The text contains only 3 clauses that are not in the declarative mood. These clauses include 1 interrogative which is read as a declarative, and 2 imperative clauses appearing at the end of the text (see Appendix B). These

imperative clauses serve to instruct the reader to act upon this information. A further analysis at the interpersonal level reveals that the Residue of clauses typically include approximately four times more words than the Mood (see Table C4). This indicates that the author has chosen to include large nominal groups in the complements and adjuncts of the clauses. The size of the nominal groups in these elements is vastly disproportionate to the size of the nominal groups in the Mood.

After conducting analysis at the experiential level, it is apparent that relational processes represent the majority of processes in this text (see Table C5 below).

*Table C5. Summary of transitivity processes*

Relational	10 (53%)
Material	7 (37%)
Existential	2 (10%)
Mental	0
Verbal	0
Behavioural	0

While relational processes represent the majority of processes, there are no mental, verbal or behavioural processes present in the text whatsoever. The only processes present in the text describe processes of being (relational and existential) and of doing (material). Further analysis of the relational processes within this text reveal that the vast majority (90%) are relational attributives, with only one relational identifying process present in the text (see Table C6). Analysis of this phenomenon reveals that the majority of processes in this text encode relationships of being, and specifically encode these in relation to other participants in the text.

Analysis of the textual metafunction reveals that there are very few textual and interpersonal themes present in the text. Of 19 clauses, 16 (84%) included only a topical theme. As such, only 3 clauses included a textual or topical theme (see Table C7). Further analysis of the topical themes indicates that 52% of topical themes were about the home or its features (see Table C8). As such, the vast majority of clauses in this text featured only a topical theme, the majority of which were in direct relation to the home.

An analysis of the clausal relations in this text reveal that the vast majority of clauses in this text are part of a clause complex. This text features only 3 clause simplexes, with 10 clause complexes (see Table C1). Additionally, analysis of the clause complex formations reveals that 85% of clauses in a clause complex are in a hypotactic relationship (see Table C2 below).

*Table C2: Summary of taxis*

Hypotaxis	projection	0
	expansion	11
	total	11 (85%)
Parataxis	projection	0
	expansion	2
	total	2 (15%)

Further review of Table C2 demonstrates that of the 11 hypotactic clausal relations, all were hypotactic expansion, with no examples of hypotactic projection in this text.

### **Analytic Discussion & Conclusion**

This analysis has revealed numerous distinctive features within *\$569,000, 5 Beaver Pond Road*. Assuming this text is prototypical of the real estate genre, the features revealed through this analysis represent distinctive features of the real estate genre. At the interpersonal level, analysis revealed a significant use of declarative mood structures over imperative or interrogative structures. Taking into account the text's context, it is highly likely that this prevalence of

declarative clauses stems from the author's desire to provide as many favourable details as possible about the home. In order to increase the likelihood of selling the home, it appears as though the author has chosen to employ a vast majority of declarative clauses in order to provide the reader with as much favourable information as possible. A similar phenomenon is occurring at the level of the nominal groups in the Residue. An additional feature of the real estate genre therefore involves the inclusion of large nominal groups in the Residue of clauses. These features, including: (1) a declarative clause majority and (2) the prevalence of large nominal groups are fitting with the contextual motivations of the genre; the author wishes to provide as many persuasive details as possible and is doing so through the use of declarative mood structures and large nominal groups in the Residue.

An analysis of the experiential metafunction revealed an additional feature of the real estate genre: the distinctive prevalence of relational attributive processes. More generally, the majority of processes in this text encoded relationships of being, with the exception of 7 material processes. Taking the context into consideration, it is likely this feature can be attributed to the author's desire to encode the existence of desirable features in the home. The purpose of this genre is to detail the desirable features of the home, and as such relational processes are utilized in order to express these relationships of being, detail their attributes, and delineate how these features relate to one another.

Analysis at the level of the textual metafunction revealed a feature of the real estate genre wherein the majority of clauses feature only a topical theme, the content of which relates directly to the house in question. This pattern demonstrates a deliberate foregrounding of the home and its aspects through the linguistic organization of this text. By excluding almost all use of textual and interpersonal themes, the author has chosen to waste no time before reaching the topical

theme. As the majority of topical themes in this text relate to the home or its aspects, it can be concluded that a feature of the real estate genre is to foreground elements of the home through the frequent use of only topical themes in clauses.

Analysis at the level of the clause complex provides further insight into the distinct features of this genre as exemplified in this text. As delineated in the analysis, this text heavily incorporates clause complexes, as they represent 77% of clauses (see Table C1). Further, an even higher percentage of clauses in these clause complexes are related through a relationship of hypotactic expansion. According to Eggins (2004), in relationships of expansion, “the most emphasis is on the external logic through which events are related” (p. 294). Further, Eggins specifies that clause complexing is highly sensitive to the genre of the text (p. 294). From this, I conclude that as a genre, real estate listings are heavily reliant on the external logic provided by context and multimodal elements in order for readers to make sense of the text. As this text includes such a distinct prevalence of hypotactic expansion in its clause complexes, it is likely readers must rely on extra textual elements in order to make sense of the clausal relations. It is possible that the images presented in Appendix A are present in this text in order to provide readers with a visual reference to make sense of the information being delineated through the textual content. As a feature of the genre of real estate listings, this exemplifies a potential reliance on multimodal aspects for readers to fully comprehend the content explicated linguistically.

If this text can be considered exemplary of the real estate genre, analysis of *\$569,000, 5 Beaver Pond Road* has thereby revealed 5 features of the genre. Interpersonal analysis has revealed a prevalent use of (1) declarative clauses and (2) large nominal groups in the Residue in order for the author to provide as many favourable details as possible about the home.

Experiential analysis shows the text's reliance on (3) relational attributive processes, correlating with the author's desire to relate the aspects of the home that exist and interrelate positively.

Textual analysis exhibits a (4) prevalence of home-specific topical themes throughout the text, demonstrating a prioritization of the home and its aspects. Finally, an analysis of clausal relations demonstrates the text's inclusion of primarily hypotactic expansion relations. According to Eggins (2004), this could denote a reliance on external logic or multimodal elements for readers to understand clausal relations. Due to the text's context within Newfoundland's declining outport population, I argue that this text is highly likely to be prototypical of the real estate genre. This analysis therefore represents a contribution to literature relating to real estate genre studies, but also to literature surrounding how population decline in Newfoundland rural outport communities may compel real estate authors to employ these persuasive techniques of the real estate genre.

### References

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## Appendix A

Figure A1



Figure A2



Figure A3



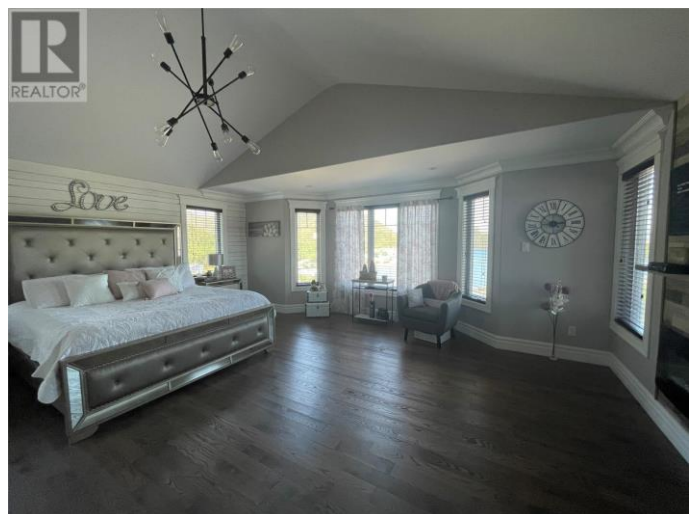
Figure A4



Figure A5



Figure A6





*Text A: \$569,000, 5 Beaver Pond Road*

WOW!!! Welcome to this beautiful dream home with spectacular views! This custom home has an ocean view of the scenic town of Harbour Breton with over 6,000 square feet of living space! Situated at the end of a cul de sac with an attached garage, a 2 level detached garage as well as lots of entertaining space on the multi level verandah complete with a swimming pool and a hot tub. The perfect spot to sit and enjoy the morning sunrise or evening sunsets! As you enter the front door to the foyer you will be greeted with a beautiful staircase and 18 foot vaulted ceilings. Continuing in to the main floor is a living room with an electric fireplace, open concept family room with a propane fireplace, dining nook, kitchen complete with an island and modern appliances. Also on the main floor is a formal dining room, half bath, pantry, laundry room and a playroom that could easily be turned into another bedroom. The second floor has an oversized landing with seating area, full bathroom, large master bedroom with an ensuite and huge walk in closet with custom shelving and corner revolving shoe rack, 2 more large bedrooms including one with another full ensuite bathroom and walk in closet. Finishing off this specular home is a full finished basement with another full bathroom, entertainment space with a bar and sitting area, games area, a bonus room that can be another bedroom and a ground level walk out leading to the exterior. This home is heated and cooled with a fully ducted Trane heat pump system. This home was well thought out and the attention to detail is evident around every corner including wire scraped hardwood flooring and ceramic tiles on the main floor and multiple accent ceilings! Don't miss out on the opportunity of a life time to buy your dream home! Call today to schedule a viewing!

## Appendix B

Text	[I]	welcome		[you]	to this beautiful dream home with spectacular views
Interpersonal	Subject	F	P	Complement	Adjunct: circ
	Mood		Residue		
	Clausal mood: declarative				
Experiential	Actor	Pro:material		Goal	Circ: location
Textual	Topical				
	Theme	Rheme			

Text	This custom home	has		an ocean view of the scenic town of Harbour Breton	with over 6,000 square feet of living space
Interpersonal	Subject	F	P	Complement	Adjunct: circ
	Mood		Residue		
	Clausal mood: declarative				
Experiential	Carrier: possessor	Pro: rel. attributive		Attribute: possessed	
Textual	Topical				
	Theme	Rheme			

Footnote: I made the decision to include “with over 6000...” in the attribute: possessed because it is an attribute possessed by “This custom home”. To treat it as an adjunct would not fit into any of the categories defined in Eggins (2004) pp. 222-223 including extent, location, manner, cause, accompaniment, matter, role.

Clausal relations	Clause complex: hypotaxis, enhancement											
	$\alpha$					//	$\beta$					
Text	[It]	[is]		situated at the end of a cul de sac	with an attached garage, a 2 level detached garage as well as lots of entertaining space on the multi level verandah		[which]	[is]		complete	with a swimming pool and a hot tub	
Interpersonal	Sub	F	P	Complement	Adjunct: circ			Sub	F	P	Complement	Adjunct: manner
	Mood		Residue					Mood		Residue		
	Clausal mood: declarative						Clausal mood: declarative					
Experiential	Carrier	Pro: rel. attributive		Attribute				Carrier	Pro: Rel. attributive		Attribute	Circ: manner
Textual	Topical							Topical				
	Theme	Rheme						Theme	Rheme			

Footnote: As is commonly seen throughout the text, the verbal group “attached garage” fulfills the role of a nominal group. Additionally, the circumstantial adjunct in the alpha clause is grouped with the attribute because it constitutes what “it” is. On the other hand, the manner adjunct in the beta clause is labeled as a circumstance: manner as it describes the manner whereby “which” has been “completed”.

Clausal relations	Clause complex: hypotaxis, enhancement					
	$\alpha$			//	$\beta$	
Text	[It]	[is]		the perfect spot	to sit and enjoy	the morning sunrise or evening sunsets
Interpersonal	Subject	F	P	Complement	P	Complement
	MOOD		RESIDUE			
	Clausal mood: declarative				No clausal mood (non-finite)	
Experiential	Token	Pro: rel. identifying intensive		Value		
Textual	Topical					
	Theme	Rheme			Minor clause	

Footnote: I made the decision to group “sit and enjoy” as one verb as it represents one simultaneous action being defined through the precision of two verbs.

Clausal relations	Clause complex: hypotaxis, enhancement								
	β				//	α			
Text	As	you	enter		the front door to the foyer	you	will	be greeted	with a beautiful staircase and 18 foot vaulted ceilings
Interpersonal	Adjunct: tactic	Sub	F	P	Complement	Sub	F (modal): probability	P	Complement
	Mood			Residue		Mood		Residue	
	Clausal mood: declarative					Clausal mood: declarative			
Experiential		Actor	Pro: material		Range	Goal	Pro: material		Actor
	Textual	Topical					Topical		
Textual	Theme		Rheme			Theme	Rheme		

Footnote: (1) “As” is a tactic conjunction. Eggins (2004) says “tactic conjunctions express structural relationships between clauses within a single sentence (clause complex)” (p. 163), listing “as” as a tactic conjunction. (2) “To the foyer” was included in the complement as it indicates the front door to the foyer, not a broader location adjunct for the clause. (3) The alpha clause exemplifies the passive form of the material process, where the Goal becomes the Subject (Eggins, 2004, p. 217).

Clausal relations	Clause complex: hypotaxis, enhancement														
	β			//			α			//			β		
Text	Continuing	in to the main floor	[there]	is		a living room with an electric fireplace, open concept family room with a propane fireplace, dining nook, kitchen				[which]	[is]		complete	with an island and modern appliances	
Interpersonal	P	Com	Sub	F	P	Complement				Sub	F	P	Com	Adjunct: manner	
			Mood		Residue				Mood		Residue				
	No clausal mood (non-finite)		Clausal mood: declarative						Clausal mood: declarative						
Experiential				Pro: existential		Existent				Carrier	Pro: rel. attributive		Attribute	Circ: manner	
Textual			Topical						Topical						
	Minor clause		Theme		Rheme				Theme		Rheme				

Clausal relations	Clause complex: hypotaxis, enhancement									
	α			//		β				
Text	Also on the main floor	is		a formal dining room, half bath, pantry, laundry room and a playroom		that	could	easily	be turned	into another bedroom
Interpersonal	Adjunct: circ	F	P	Sub		Sub	F (modal)	Adj: probability	P	Com
	Residue	M	R	Mood		Mood		Residue		
	Clausal mood: interrogative					Clausal mood: declarative				
Experiential	Attribute/Circ:location	Pro: rel. attributive		Carrier		Goal	Pro: material			Circ: manner
Textual	Topical					Topical				
	Theme (Marked)	Rheme				Theme	Rheme			

Footnotes: (1) Constructed as an interrogative but is read as a declarative. (2) Marked theme: "The commonest type of marked Theme is Theme conflating with an Adjunct:circumstantial" (Eggins 2004 318).

Clausal relations	Clause complex: hypotaxis, enhancement							
	$\alpha$				//	$\beta$		
Text	The second floor	has		an oversized landing	with seating area, full bathroom, large master bedroom with an ensuite and huge walk in closet with custom shelving and corner revolving shoe rack, 2 more large bedrooms	including	one	with another full ensuite bathroom and walk in closet
Interpersonal	Sub	F	P	Complement	Adjunct: circ	P	Com	Adjunct: circ
	Mood		Residue					
	Clausal mood: declarative					No clausal mood (non-finite)		
Experiential	Carrier: possessor	Pro: rel. attributive	Attribute: possessed					
Textual	Topical							
	Theme	Rheme			Minor clause			

Clausal relations	Clause complex: hypotaxis enhancement, parataxis, hypotaxis enhancement																	
	$\beta$			//				$\alpha$			//			$\alpha$		//		$\beta$
Text	Finishing off	this spectacular home	[there]	is		a full finished basement	with another full bathroom, entertainment space with a bar and sitting area, games area, a bonus room	that	can	be	another bedroom and a ground level walk out	leading		to the exterior				
Interpersonal	P	Com	Sub	F	P	Com	Adjunct: circ	Sub	F	P	Com		P	Com				
			Mood		Residue			Mood		Residue								
	No clausal mood (non-finite)			Clausal mood: declarative					Clausal mood: declarative					No clausal mood				
Experiential					Pro: existential	Existent			Carrier	Pro: rel. intensive	Attribute							
Textual				Topical							Topical							
	Minor clause			Theme		Rheme					Theme		Rheme					Minor clause

Footnote: I made the decision to group “with another full bathroom...” as part of the existent and not a circumstance because it describes what exists and does not fit into any of the categories defined in Eggins (2004) pp. 222-223 including extent, location, manner, cause, accompaniment, matter, role.

Clausal relations	Clause complex: hypotaxis, enhancement				
	$\alpha$		//	$\beta$	
Text	<b>Do</b>	<b>n't miss out</b>	<b>on the opportunity of a lifetime</b>	<b>to buy</b>	<b>your dream home</b>
Interpersonal	F	P	COM	P	COM
	Imperative clause: no mood			No clausal mood (non-finite)	
	Pro: material		Range		
Experiential	Interpersonal	Topical			
Textual	Theme		Rheme	Minor clause	

Clausal relations	Clause complex: parataxis, hypotaxis enhancement																		
	$\alpha$				//	$\alpha$				//	$\beta$								
Text	This home		was	well thought out	and	the attention to detail		is	evident	around every corner		including	wire scraped hardwood flooring and ceramic tiles on the main floor and multiple accent ceilings						
Interpersonal	Sub		F	P	Com		Adjunct: conjun		Sub		F	P	Com	Adjunct: circ		P	Com		
	Mood		Residue					Mood						Residue					
	Clausal mood: declarative										Clausal mood: declarative								
Experiential	Carrier		Pro: rel. attributive		Attribute				Carrier		Pro: rel. attributive		Attribute						
Textual	Topical					Textual		Topical											
	Theme		Rheme					Theme		Rheme			Minor clause						

Footnote: I made the decision to label “well thought out” as a complement as I feel it’s serving as a nominal group. I acknowledge that others may group it into the predicate.

Text	This home	is	heated and cooled	with a fully ducted Trane heat pump system
Interpersonal	Sub	F (modal): usuality	P	Com
	Mood		Residue	
	Clausal mood: declarative			
Experiential	Goal	Pro:material		Actor
Textual	Topical			
	Theme	Rheme		

Footnote: Interpersonal theme in imperative clauses involving “do”: Eggins (2004) p. 311.

Clausal relations	Clause complex: hypotaxis, enhancement			
	$\alpha$	//	$\beta$	
Text	<b>Call</b>	<b>today</b>	<b>to schedule</b>	<b>a viewing</b>
Interpersonal	P	ADJUNCT	P	COM
	Imperative clause: no mood		No clausal mood (non-finite)	
	Pro: material	Circ: location		
Experiential	Topical			
Textual	Theme	Rheme	Minor clause	

## Appendix C

Table C1

### *Basic clause complex summary*

no. of words in text	319
no. of sentences in text	14
no. of clause simplexes	3 (23%)
no. of clause complexes	10 (77%)
no. of clause complexes of 2 clauses	7
no. of clause complexes of 3 clauses	2
no. of clause complexes of 4 clauses	1

Table C2

### *Summary of taxis*

Hypotaxis	projection	0
	expansion	11
	total	11 (85%)
Parataxis	projection	0
	expansion	2
	total	2 (15%)

Table C3

### *Summary of MOOD system choices*

Declarative	16 (84%)
Imperative	2 (11%)
Interrogative	1 (5%)

Table C4

*Average number of words in Mood/Residue*

Mood	3.1
Residue	12.5

Table C5

*Summary of transitivity processes*

Relational	10 (53%)
Material	7 (37%)
Existential	2 (10%)
Mental	0
Verbal	0
Behavioural	0

Table C6

*Relational process types*

Attributive	9 (90%)
Identifying	1 (10%)



Table C7

*Summary of Theme types*

Textual	2 (11%)
Interpersonal	1 (5%)
Only Topical	16 (84%)

Table C8

*Summary of Theme content*

The house	5 (26%)
Details of the house	5 (26%)
Other	9 (48%)