

## Additional Information:

- One year warranty offered by Woodfield Homes Inc., and two year warranty for the building envelope against water penetration
- Seven year Tarion New Home Warranty
- Tarion New Home Warranty Program registration fees paid by Woodfield Homes Inc.
- Property survey fees paid by Woodfield Homes Inc.
- A variety of standard extras are offered so that each Woodfield Home may be personalized to individual taste
- All purchaser selections of exterior and interior materials are to be made from Woodfield Homes samples
- Woodfield Homes Inc. provides the professional services of a designer to aid clients with the selection of colours and/or upgrades
- Plans, prices and specifications are subject to change without notice.

### Paint:

- Standard off white paint colour
- Two coats of quality latex paint (one coat primer and one flat coat) with the exception of kitchen, bathrooms and laundry room
- Two coats of quality latex paint (one coat primer and one coat semi-gloss) for walls and ceilings in kitchen, bathrooms and laundry room
- Two coats of quality latex paint (one coat primer and one coat semi-gloss for all wood trim)
- ▶ **One coat quality primer latex paint prior to texturing ceilings**
- ▶ **Baseboard and casings caulked prior to painting**

### Pre-wiring Package:

- 5 telephone outlets Cat 5E
- 4 Coax outlets RG 6 quad
- 1 multi media outlet (2 coax and 2 Cat 5E)
- 1 smart wire box and cover
- 1 - 8 port telephone hub and 8 port coax hub
- 1 conduit to attic

*Seeing is  
Believing*



*Specifications*

### **Landscaping:**

- Architecturally designed streetscape
- Fully paved driveway
- Patio slab walkway from garage to front door
- Sodded front, side and rear yard
- Minimum of one tree per lot
- Lot to be graded as per approved grading plan

### **Foundations:**

- 8" thick poured concrete wall with steel reinforcement
- Waterproof foundation wall with an impervious drainage layer that is applied to the exterior foundation
- 4" garage floor concrete reinforced with fibremesh and broom finish
- Poured concrete front porch with broom finish

### **Framing:**

- ▶ **9 ft ceiling on main floor**
- Pre-engineer Nascor silent floor system
- ▶ **3/4 tongue and groove subfloor, nailed, sanded and screwed**
- 2' x 6' exterior walls at 16" centres
- 2' x 4' interior walls at 16" centres
- ▶ **Exterior basement walls - studded to floor with 2' x 4' at 24" center**
- Engineer approved roof trusses
- 7/16" roof sheating

### **Exterior Features:**

- ▶ **Stone front as per plans - from builder samples**
- **25 year self-sealing asphalt shingles**
- ▶ **Energy Star windows - Low E argon casement windows (except Basement)**
- ▶ **Windows - choice of 4 colours - from builder samples**
- ▶ **Oversize basement windows**

### **Plumbing, Fixtures & Accessories:**

- ▶ **Basement 3 pcs. plumbing rough in**  
Ensuite - luxurious tub as per plans with two rows of ceramic tiles
- ▶ **Main bathroom - designer acrylic tub**
  - 4 ft wide one piece shower with sliding glass doors in all ensuite bathroom - also in some main bathrooms as per plans
  - Water pressure equalizer on all showers
  - Low flush water conserving toilets
- ▶ **Ensuite bathroom - toilet (elongated bowl)**
  - Powder room features pedestal sink
  - All white bathroom fixtures
  - Single lever Moen faucets except laundry tub
  - Double stainless steel kitchen sink with vegetable spray
  - Rough-in for future dishwasher
- ▶ **Shut off valve on all taps**
  - Laundry tub - as per plans
  - Two hose bibs - one in garage and one at rear
  - Water piping "Pex" type water piping

### **Electrical:**

- 100 amps electrical panel with 48 breakers
- Copper electric wiring throughout
- Decora light switches and plugs
- Kitchen - 2 speed hood fan
- Door chimes
- Smoke detector on each floor
- CO detector on bedroom level
- Ceiling light fixture in all secondary bedrooms
- Light fixture package except dining room
- Ceiling outlet in garage ceiling for future garage door opener
- 2 outside weatherproof outlets - one at front and one at rear

### **Heating:**

- High efficiency forced air gas furnace complete with fresh air intake and direct vent
- High efficiency hot water tank (rental)
- ▶ **Programmable thermostat**
- Ductwork sized for future air conditioning
- Ceiling level cold air return on 2nd floor
- Separate switched exhaust fan in all bathrooms and kitchen
- All ductwork power cleaned prior to occupancy

### **Fireplace:**

- Gas fireplace with decorative brass trim
- Oak wood mantle with ceramic tile hearth

### **Kitchen:**

- Quality furniture finish - as per builder samples
- ▶ **Crown moulding on upper cabinets**
- ▶ **Valance under upper cabinets**
- ▶ **Pots and pans drawers**
  - Opening for dishwasher
- Laundry room cabinets - as per plans
- Ceramic backsplash - as per builder samples

### **Vanities:**

- Quality furniture finish - as per builder samples
- ▶ **Bank of drawers in ensuite bathroom vanity**

### **Floor Coverings:**

- ▶ **Prefinished oak flooring in living, dining, study and family room - as per builder samples**
- ▶ **Ceramic tile flooring in front entrance foyer, ground floor hallway, garage entrance, kitchen, dinette, laundry room, ground floor powder room, main bathroom and ensuite bathroom - all tiles as per builder samples**
- ▶ **Luxurious stainmaster carpet with 1/2" underpad in remaining area**

### **Insulation & Drywall:**

- ▶ **Main floor drywall with rounded corners**
- ▶ **Fully drywalled garage with one coat of plaster**
  - R-44 blown insulation in attic
  - R-32 bait insulation in cathedral ceilings
  - R-12 bait insulation on exterior basement walls to 2 ft from floor
  - R-12 insulated garage doors

### **Interior Trim:**

- Colonial embossed doors
- Colonial embossed bi-fold doors to clothes closet
- Colonial style baseboard 4 1/8 on ground floor and 3 1/8 on second floor - colonial style casing 2 1/8
- ▶ **Crown moulding at ceiling in living - dining room except cathedral ceiling**
  - Stoop mouldings on all windows
  - Mirror slider doors at front entrance closet
  - Mirrors with decorative rounded corners in all bathrooms
  - Security deadbolt at front entrance and garage door entry
- ▶ **Stairs - oak veneer stringers on all stairs except basement stairs in Westminster model**
  - Solid oak railings with sculptured handrail and spindles

