



QUALITY FEATURES

Classic Exterior Features

- All elevations, exterior colours and materials are under strict architectural controls to ensure a truly harmonious streetscape.
- Elegant stone, clay brick, where applicable and vinyl siding exterior as per applicable plan. Front porches with architectural posts, columns, pillars and prefinished railings as per plan.
- Long life prefinished low-maintenance aluminum and/or vinyl soffits, fascia, frieze boards, eavestrough, downspouts, siding and shutters where applicable, as per plan.
- Steep roof pitches as per plans.
- Self sealing asphalt roof shingles with a **30 year pro-rated manufacturer's** limited warranty.
- **Premium quality moulded steel sectional insulated roll-up garage door with glass inserts as per plan.**
- Thermally insulated **Fiberglass** entrance door system with gripset and dead bolt and door inserts/side lights as per applicable elevation complete with weather stripping.
- Door from garage area if grading/zoning permits as per plans.
- Poured concrete basement walls with heavy duty dampproofing, perimeter weeping tiles and **additional drainage barrier for extra protection against water penetration**. Exposed exterior concrete to be brushcoated grey (Cold rooms). Reinforced poured concrete garage floors.
- **1/2" spruce plywood roof sheathing.**
- Superior 2" x 6" wood stud exterior construction (excluding garages).
- Insulation in full conformity with the Ontario Building Code for the conservation of energy.
- Lot is graded and seeded as per municipal standards.
- Precast concrete steps and walks to front entrance, side and rear where applicable.
- Gravel driveway from curb to outside edge of garage door as per Vendor's specifications.
- **Three** exterior hose bibs, one is in garage and one at rear of house (locations determined by Vendor).
- **Three** exterior weatherproof electrical outlets connected to a safety ground-fault circuit, one is in garage (locations determined by Vendor).
- Exterior trim to be painted with exterior latex semi-gloss and exterior doors in specially blended colours.
- Services include: paved road, curb and gutter, street lighting, sidewalks (if applicable) and underground wiring and gas.
- Custom precast grey stone house number
- Sump pump as required
- Professionally designed well and septic system

Distinguishing Interior Features

- Gas fireplaces as per plan.
- All homes to have approximately 10 or 9 foot ceilings on main floors, except in sunken or raised areas, stairways, and areas that are raised, dropped or cathedral ceilings.
- Stained oak veneer main staircase, posts, handrail with metal pickets to second floor as per plan.
- All tongue and groove spruce subflooring to be **glued, and nailed plus joints sanded and screwed** prior to the finish flooring being installed to assist in reducing floor squeaks.
- **Choice of quality ceramic tile flooring in front foyer, kitchen, bathrooms, powder rooms and laundry room in finished areas as per plan.**
- **Premium quality 35 oz carpeting with underpad** on main and second floors where applicable. Purchasers have a choice of two colours from Vendor's samples.
- **Smooth two panel doors throughout including closet doors.** Sliding closet doors where applicable (Not applicable to cold storage doors or doors to the outside).
- **Ventilated "White Metal Shelving" systems in all closets.**
- Colonial baseboards and trim for doors, archways and window casings throughout finished areas.

- 8' interior doors (main floor). 6'8" interior doors on second floors and basement. Upgrade trim 2 3/4" casing and 5" baseboard.
- Quality latex interior paint work to be (2) colours finish in all areas and accented with white painted trim and doors throughout.
- Smooth flat finished ceilings in kitchen, bathrooms, powder rooms and laundry rooms. Knockdown ceilings **feature a smooth border** throughout main and second floor except rooms with cathedral/vaulted sections.
- Doors, windows and **archways trimmed** throughout where applicable.
- Satin Nickel lockware and hardware for doors: deadbolts on exterior doors plus a gripset on front entry door.

Kitchen & Bathrooms

- Choices from an impressive selection of crafted custom designed kitchen cabinets in a variety of doors and colours.
- Wide selection of laminate counter tops & upgraded optional quartz tops available. Solid surface in the Kitchen, optional in all bathrooms.
- Double stainless steel sink features **single lever faucet complete with vegetable sprayer.**
- Stainless steel fridge, stove, dishwasher, white washer and dryer from vendor samples.
- Extended breakfast bar in kitchen standard.
- Exterior vented exhaust hood fan over stove area.
- Electrical outlets are conveniently located for fridge and at counter level for small appliances.
- Purchasers choice of deluxe vanities with laminate countertops in bathrooms, powder room and laundry room were applicable.
- Freestanding tub in ensuite bathroom as per applicable plan and five foot enameled steel bathtub where applicable in other bathrooms (All plumbing fixtures to be white). Ceramic shower stalls, as per plan, complete with curtain rod.
- Chrome finished single lever taps with pop-up drains except oval or corner tubs and laundry tubs.
- **Positemp pressure / temperature balance valves for all showers.**
- Energy efficient water saving shower head and water saving insulated toilet tanks.
- Exquisite wide mirror and strip lighting in all bathrooms and powder rooms.
- Luxurious ceramic wall tiles. Three rows around soaker tub and Jacuzzi tubs and full wall height in standard tub enclosures (No Ceilings).
- Exterior vented exhaust fans in all bathrooms. Privacy locks on all bathroom doors.

Rough-Ins & Technology Items

- Phone is prewired with CAT 6E wiring in five locations as determined by the Vendor.
- Prewired for cable T.V. with RG6 Cable in three locations as determined by the Vendor.
- Plastic rough-in for future washroom in basement as per applicable plan.
- A/C unit to be installed.
- Mechanical rough-ins for dishwasher.
- Home is pre-wired with CAT 6E wiring in the great room or family room as determined by the Vendor.
- Provisions for electric car charger in garage.
- Gas line rough-in for future BBQ. As determined by the Vendor.

Warranty

TARION Coverage: Seven (7) years - major structural defects.

Two (2) years - plumbing, heating, electrical system & building envelope

One (1) year - all other items

Warranties are limited to the requirements established by THE TARION WARRANTY CORPORATION. The Purchaser agrees to pay the TARION enrollment fee as an adjustment on closing.

Mechanical, Plumbing & Electrical Details

- 200 amp electrical service with circuit breakers and all copper wiring throughout.
- Bell chime at front door (All wiring in accordance with Ontario Hydro Standards).
- Smoke detectors located on each floor including basement & bedrooms.
- A Carbon Monoxide Detector is installed in every home (Location by Vendor).
- White grills and registers where applicable.
- White Decora® switches and receptacles throughout finished areas.
- **Electrical Outlets for future garage door opener in garage ceiling.**
- Ceiling outlets with builder supplied fixtures for foyer, hallways, kitchen, breakfast and all bedrooms as per plan.
- Dining room will have a capped ceiling outlet for a future light fixture.
- Heavy duty copper cable for stove and dryer.
- One single plastic laundry tub or stand pipe, where applicable as per plan.
- **Shut off valves for each sink.**
- Hot & cold laundry taps for washer; clothes dryer vent provided to the exterior.
- All outlets on arc-fault circuit interrupters., as per applicable codes.
- Black exterior light fixtures. **Quality black coach lamps** at front entry and garage as per applicable plans. Standard light fixture at side and rear doors where applicable.
- **All heating and air conditioning ducts to be cleaned prior to closing.**
- All water lines to be polyethylene tubing or equivalent throughout.
- Electrical outlet in basement by the panel box.
- Pot light above stone home number where applicable.
- Maintenance free vinyl casement windows on the front, side and rear elevations. Basement windows to be slider.
- All doors and windows are caulked on the exterior and spray foamed on the interior. All operating windows come complete with an insect screen.
- Gas hi-efficiency forced air furnace.
- HRV (Heat Recovery Ventilation System).
- Drain water heat recovery pipe(s)
- Ductwork sealed as per applicable codes.
- Hi-efficiency tankless gas hot water system on a rental basis (purchase option is available).
- Exhaust fans in the bathrooms or finished laundry rooms where applicable.
- Energy efficient light bulbs.
- Programmable thermostat located on main floor.

General Notes

- A Survey to be provided prior to closing at no additional cost.
- The home is subject to all conditions of the Purchase and Sales Agreement.
- All exterior colour selections are architecturally controlled by Vendor and the Municipality for the purpose of providing a pleasing streetscape and cannot be modified by the Purchasers.
- House may be built the reverse of what is displayed due to Municipal or servicing requirements.
- The number of steps at front and rear may vary from that displayed according to grading conditions and municipal requirements.
- A landing may be added in the garage at the Vendor's discretion
- All measurements with respect to the house and rear property are approximate and are subject to change and modification from time to time at the discretion of the Vendor and without notice to the purchaser.

Actual square footage may vary slightly depending on elevation selected. The Purchaser acknowledges that the framing in of heating and/or plumbing pipes may result in bulkheads and boxed corners not otherwise indicated.

Minor variations may occur from the Vendor's floor plans, house elevations, window sizes and locations, furnace and hot water tank location, door swings and samples.

- Variations in uniformity and colour from Vendor's samples may occur in finished materials, railings, pickets, cabinets, countertops, floor and wall finishes due to normal production process. Wood and Marble are subject to natural variations in grain and colour, and ceramic wall / floor tiles and carpet are subject to pattern, shade and colour variations.

- Hardwood/laminate flooring may react to normal fluctuating humidity levels producing cupping or gapping, both being considered normal and within acceptable industry standards. The Purchaser acknowledges that the specifications and finishes in the model homes located at this site and the Vendor's other sites may differ from the specifications in the new homes being purchased at the project that is the subject of this agreement.
- All renderings on display and brochures distributed by the Vendor are artist concepts only. All landscaping as shown on renderings and brochures are not included in the purchase price.
- All model homes displayed by the Vendor, including without limitation any and all furnishings, appliances, draperies, light fixtures, floor and wall coverings, decorator displays, painting, exterior landscaping and fencing are all for display purposes only and are not included in the purchase price.

The purchaser to have a choice of colours and materials from available Vendor samples of the following unless already ordered or installed.

1. All ceramic wall tiles in bath and shower enclosures.
 2. All ceramic floor tiles as illustrated on floorplans.
 3. Cabinets and countertops in kitchen, bathrooms and laundry rooms where applicable.
 4. Two (2) carpet colour selections throughout home as illustrated on floorplans.
 5. All plumbing fixtures to be white.
 6. Paint and Stain Colours throughout the home.
- Purchaser may be required to reselect colours and/or materials from Vendor's samples as a result of unavailability or discontinuation.
 - The Vendor will not allow purchaser to complete any work or supply any materials to finish the dwelling before the closing date. The Purchaser acknowledges and agrees that there shall be no reduction in the purchase price or credit for any standard feature listed herein which is deleted at the Purchasers request.
 - Premises are to be completed in a good and workmanlike manner and left in a clean and tidy condition. All plans, prices, specifications are subject to change from time to time at the discretion of the Vendor. (E. & O.E.)

Purchasers will have the opportunity to make upgraded interior selections when they attend their décor appointment to choose their colours and materials.

Lookout and Walkout Conditions

- Lookout lot conditions shall include larger rear basement windows. (Optional Deck)
- Walkout lot conditions shall include larger rear basement windows and sliding patio door. (Optional Deck)
- Guards on windows/patio doors may be required.



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