



## COVENTRY

OF STRATFORD

# STANDARD FEATURES & FINISHES

### EXTERIOR

- All lots graded to municipal requirements
- Driveway basecoat asphalt within one year of closing
- Steps and pre-cast slab walkway to driveway
- Exterior walls are maintenance-free brick & vinyl siding; height of foundation wall and amount of brick showing may vary according to exterior grade and/or the discretion of the builder
- Steel lintels and brick over top of windows and/or doors will be solely at the builder's discretion
- Steel lintels are primed only
- Maintenance-free aluminum soffit, fascia and eaves trough
- Complete exterior caulking
- Foundation walls 8" poured concrete (waterproofed)
- Foundation Drainage System Consisting of Damp Proofing and 4" Weeping Tile around perimeter
- Shingles with manufacturer's warranty
- Fully weather-stripped metal sectional garage door with locks
- Clothes dryer vent rough-in to exterior
- Security dead bolts on all exterior doors
- Double thermal pane low E white vinyl clad windows with screens on those that are operational. Grills on front only (Colonial or Prairie)
- All exterior columns and woodwork finished with durable paint (where applicable and at the discretion of the builder)
- Garage fully dry walled with one coat of tape compound

- Poured concrete floor in garage and basement
- Exterior walls insulated to R19 with R50 ceiling insulation (basement walls insulated)
- Patio doors per plan
- Garage door to interior of home where grade permits
- Basement comes unfinished

### INTERIOR

- California sprayed ceilings in all rooms
- Two panel Cambridge doors
- Step baseboards are 5" and all Trim is 2 3/4"
- Brushed nickel hardware on all doors
- Railing; square newel (no cap) and square spindles in oak stained dark
- 40 oz. broadloom with 6 lb. under pad in carpeted areas
- Ceramic flooring from builder's line in kitchen, foyer and baths
- Hardwood from builder's line in Living Room (oak standard)
- All interior walls; one coat of primer and one finish Coat (one colour throughout)
- All Trim and Doors White or Off-White
- Hot & cold-water taps for washer and heavy duty wiring for dryer
- Ventilated shelving in closets
- Six telephone / cable lines in total

### KITCHEN & BATHROOM

- Double stainless-steel sinks
- All Moen Eva faucets with washer less taps in bathrooms
- Kitchen Faucet Moen Chateau

- Two speed white exhaust fan over stove area; vented outside
- Rough-in plumbing and electrical for future dishwasher
- Quality cabinetry in kitchen with post-formed arborite or formica countertop with one bank of drawers
- Standard fridge opening is 36" (unless otherwise indicated by purchaser in writing pre-construction)
- Exhaust fan vented to exterior in all bathrooms
- White plumbing fixtures with low consumption toilets
- Mirror over sinks in bathrooms
- Mirolin one-piece tub/shower stalls in main bathrooms according to plan
- Soaker tub, according to plan
- Pressure balance valves in all tub/showers
- Pedestal sink in two-piece powder room

### MECHANICAL AND ELECTRICAL

- 200-amp service with circuit breakers
- High efficiency forced air gas furnace heating system & HRV system
- Ducting to be sized for future air conditioning
- Rheem Gas fired 50-gallon water heater
- Hot water tank is owned
- Furnace and hot water heater to be determined by heating contractor at the time of installation
- Plastic piping
- White Decora switch plates & receptacles throughout



- Floor drain in basement, complete with drain for future water softener
- Sump pump's will be placed in the cold cellar (if available). Sump will be placed in the left or right front corner, behind front porch, unless otherwise noted.
- Basement includes two-piece bathroom rough-in
- Smoke detectors on each floor; including basement
- Carbon monoxide detectors on floors with bedrooms
- Heavy duty wiring for stove and dryer
- Front door chime and electrical fixtures as supplied by the builder
- Ceiling lights in all bedrooms
- Rough-in for central vac; one per level to a maximum of three, dropped to basement (all locations at builder's discretion)
- Two weatherproofed exterior electrical outlets; one located at the front and one at the rear of the dwelling
- One water tap in garage and one exterior water tap at rear

## GENERAL

- Presentation plans and model home may show optional features which are not included in the price
- Buyer to pay \$400.00 toward the cost of the survey as an adjustment on closing (seller to pay the remaining portion of the cost)
- Manufacturer's warranty, where applicable
- Prices and specifications subject to change without notice
- Square footage is approximate. Home may be reversed on lot
- Elevation may be reversed from handouts
- All drawings are artist concepts
- The seller has the right to substitute materials, provided the quality is equal or better, and to make minor changes to plan siting and specifications; provided there is no objection from the Mortgage lender (if applicable) or the Municipality
- Buyer to make interior & exterior selections within twenty (20) days from removal of all conditions in agreement. Changes and/or

amendments exceeding this, twenty days from removal of all conditions, will be subject to a \$395.00 administration fee per item. Changes not received at head office in this time frame may not be deemed possible

- Buyer understands & agrees that nail popping, corner bead shrinkage & any other surface cracking will be repaired by the seller at no charge to the buyer (excluded is repainting) at one time during the first year of possession
- The buyer has been advised that for safety reasons, access to the above-mentioned lot during construction is prohibited unless accompanied by an authorized representative of the builder. The buyer's entry on the job site is at their own risk at all times
- Tarion new home warranty enrollment fee is the responsibility of the buyer and is adjusted on closing
- Changes to the plan by the appropriate authority may be required. These changes are outside the control of the contractor. The buyer agrees to any changes by such an authority
- All construction is in accordance with the Ontario Building Code
- Garage sizes may vary from handout and will be determined by lot size
- Placement of sidewalks, driveways and sod; Timing and placement will be determined by the proper authorities, weather conditions and phasing of the subdivision
- Two storey plans may require bulkheads to distribute heating and plumbing to second floor
- When personalizing plans, it will be necessary to have them engineered. The Buyer agrees there may be additional charges for this service plus material costs. Please note some changes to the plan cannot be made. All final changes and charges to be agreed upon by the buyer and seller
- All colour and finished selections are to be made from the builder's standard samples, upgrades may be chosen, and the buyer acknowledges there will be additional charges. The buyer acknowledges and accepts that variations in colour and shade may occur; especially in natural wood products and the availability of colours and patterns may vary from those displayed at

the time of the colour selection. All selections and upgrades must be completed and signed prior to construction (including the lighting selections). Selections that have not been completed by a specified date will be completed by the builder on the buyer's behalf. The builder may require full or partial payments of any upgrades prior to construction.

- When selecting Berber carpeting please be aware that Berber will tend to fray and separate much easier than normal plush carpeting and it is not recommended for clients with animals. The vacuum beater bar will cause damage to the Berber and this damage is not covered under warranty. Earth Park Homes will warranty Berber carpeting only in a case of defect in workmanship or materials outlined by the manufacturer.
- When selecting hardwood flooring, it is the buyer's responsibility to maintain humidity levels between 30%-50%. Levels above or below the recommended levels may cause severe damage due to expansion and contraction and may void any warranty. Hardwood flooring is a natural product. Cracking and splitting of boards can and does occur. Chipping to the edges of individual boards is also a common occurrence. By choosing to install hardwood floor, the buyer acknowledges and accepts that Earth Park Homes does not warranty the above-mentioned items.
- Buyer acknowledges that variations in colour/ shade/uniformity may occur.
- Shingles when installed in cold temperatures may not have enough time to seal. Strong winds may blow some off and these areas will be replaced at no charge to the buyer.

JULY 2020

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