



COVENTRY
OF STRATFORD

The Towns of Coventry By Forest Park Homes

Gold Series Quality Appointments

QUALITY CONSTRUCTION FEATURES

- 8 foot ceiling heights on main floor and upper floor as per plan.
- Superior architectural designs highlighting both traditional and contemporary styling.
- All lots are fully sodded & graded to municipal requirements.
- Paved driveway.
- Superior levels of insulation meeting or exceeding building code standards.
- Poured concrete foundation walls with weeping tile and a superior drainage membrane to protect against water penetration, a key component in keeping your basement dry.
- All exposed foundation walls will be covered with a brush coat.
- Front porches are poured concrete.
- Pre-finished maintenance free railing and aluminum columns on front porches - where required. (Black Colour)
- Sub-flooring finished with 5/8" tongue & groove OSB subfloor with edges sanded prior to the installation of floor finishes.
- Subfloor nailed and glued to floor joists to prevent squeaks.
- Professionally engineered roof truss system with 7/16" OSB sheathing.
- Architectural shingles complete with a **Lifetime Limited Manufacturers Warranty** engineered to offer our clients better protection and peace of mind. Colour predetermined by Builder.
- Maintenance-free soffits, fascia, eavestrough, downspouts and architectural frieze board for many years of worry free enjoyment as per selected elevation. Colour predetermined by Builder.
- Genuine brick exterior on main floor with beautiful stone accents as per selected elevation. Colour and locations predetermined by Builder.
- Civic House number etched in stone and set into brick above garage doors.
- Premium Quality **Canadian Made Garaga Garage Door, Insulated R-12**, maintenance-free steel sectional standard black garage door (as per builders plan) equipped with heavy duty springs & long life rust resistant door hardware in a beautiful Contemporary inspired design.
- Pre-cast patio slab walkway from driveway to front entry.
- Entire garage drywalled and rough taped for gas proofing. Drywall to remain unpainted/untrimmed etc.
- Garage ceilings common to interior living space **spray foamed** for incredible comfort and energy efficiency.
- Our concrete garage floors come with **Saw Cut Control Joints** to help reduce unsightly cracking.
- All building envelope perforations, including doors and windows will be caulked. Weeping holes in brick/stone not included.
- Garage door into interior of home where grade permits. Interior side comes painted white. Exterior side of door comes with factory finish.
- All Exterior Colour selections are pre-determined by builder and subject to change without notice.

WINDOWS AND DOORS

- Steel clad insulated front entry door with glass sidelite (as per plan) complete with **Black Vancouver Gripset** and deadbolt lock. Interior side of front door to have satin nickel hardware and hinges.
- Satin nickel deadbolt locks on all other exterior doors (except sliding doors) all keyed the same.
- Exterior sliding doors to come with standard white slider door lock. Sliding door to be mechanically closed if greater than 24" above grade.
- Satin nickel levers and hinges on all interior doors.
- All homes come with convenient access to garage from inside the home through a steel clad insulated door with deadbolt lock and safety closure if the grade permits. Interior side painted white. Exterior side to come with factory finish.
- Oversized white vinyl maintenance free (36" x 24") ENERGY EFFICIENT basement window(s). Quantity and locations as per plan. Window wells may be required due to grade.
- Maintenance free **Black** colour vinyl operational/fixed ENERGY EFFICIENT, Low E, argon filled casement windows with horizontal internal grills on front elevation providing beautiful curb appeal while helping to reduce energy bills.
- Main and upper floor side and rear elevations to receive maintenance free Black colour ENERGY STAR qualified, Low E, argon filled sliders and/or casement windows.
- Windows will be fixed or operational as per plan and builder's discretion.
- All operating windows and sliding doors come complete with screens.

EXQUISITE INTERIOR FEATURES

- **Premium Luxury Vinyl Plank Flooring** throughout entire main floor finished areas, From Builder's Predetermined Standard Selection Packages.
- **Premium Luxury Vinyl Tile Flooring** in main bath, ensuite bath and laundry area - From Builder's Predetermined Standard Selection Package.
- Luxurious 40 oz plush trackless broadloom carpet with 7 lb. heavy duty underpad in upper hallway, bedrooms and stairs to second floor.—From Builder's Predetermined Standard Selection Package.
- All ceilings to be "California Style" - except bathrooms, laundry areas & closets which will be at the Builder's discretion.
- **Stained Oak railings** with square newel and spindles in all finished areas & as per plan - From Builder's Predetermined Standard Selection Package.
- High quality satin nickel finished interior hardware.
- **Elegant Two Panel Smooth "Monroe"** interior swing doors on all closets, bedrooms, walk-in closets, laundry rooms, mudrooms and bathrooms as per plan.
- Large 4-1/2" contemporary "Zen" MDF baseboards & 2-3/4" Zen MDF casing throughout all finished areas.
- All doors, trim & casing shall be finished in high quality white semi gloss paint.
- One ventilated shelf in all wardrobe closets. 3 ventilated shelves in linen closets.
- Interior walls to be finished with **one coat of primer and two coats** of superior quality paint in a flat finish with excellent durability and washability - From Builder's Predetermined Standard Selection Package.
- Interior drywall corners finished with **premium paper bead** which reduces cracking on finished drywall.
- **Metal backing on all interior boxing** for greater air tightness of the building envelope, straighter edges and less drywall cracking in the future. Plans may require boxing in order to properly distribute heating & plumbing to the second floor. Bulkhead design and location is at the sole discretion of the builder.

KITCHENS & BATHS

- Quality custom, cabinetry with post formed laminate countertops with molded backsplash from Builder's Predetermined Standard Selection Package.
- Kitchen cabinetry comes standard with one bank of drawers and full height doors as per plan.
- Plans come standard with a large island complete with a flush breakfast bar (as per plan).
- A **Stainless Steel Rangehood** comes standard in all of our designs.
- Microwave shelf with receptacle. Standard opening is min. 22 1/2" W x 16" H x 17" D
- Double basin stainless steel kitchen sink with **Moen Arbor** single lever chrome faucet.
- Dishwasher space provided with a width of 24" and a height of 35". Includes electrical and plumbing rough-in for future hook up. Hook up is not included. An additional 15 amp breaker may or may not be included for convenience purposes. Please note, it is the clients responsibility to verify that the amperage of any provided breaker is suitable for anything they intend to connect to it.
- Fridge opening with a dedicated electrical outlet. Standard fridge opening of 37" wide by 72" tall unless otherwise indicated by the homeowner in writing at time of colour selection.
- Opening to suit 30" wide range with heavy duty receptacle. Unless otherwise agreed upon in writing at time of colour selection the stove width will be 30" wide.
- Plumbing fixtures (toilet, tub and sink) in bathrooms to be standard white.
- All powder rooms to come with a pedestal sink and standard chrome faucet.
- Mirolin one-piece tub/shower stalls in all bathrooms
- Stylish chrome **Moen Eva single lever** faucets provided in all bathrooms.
- Pressure balancing valves in all showers for your families safety.
- All toilets are water saving, low flush design.
- Shut-off valves for all toilet water supply lines.
- **Under sink shut-off valves for all sinks.**
- Mirrors in all finished bathrooms. Sizes determined by builder.
- Privacy locks on all bathroom doors.





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LAUNDRY AREA

- Hot and cold taps for washer and drain all contained with-in a recessed wall box.
- Heavy duty wiring as well as an exhaust pipe for the clothes dryer.
- A single basin plastic laundry tub on legs complete with a chrome faucet will be located in the basement.

HIGH QUALITY ELECTRICAL, HEATING & PLUMBING FEATURES

- **200 amp. electrical service** with breaker panel and reliable copper wiring throughout. Electrical panel location determined by builder and electrical contractor.
- Electrical receptacles throughout as per to electrical code requirements.
- **Programmable Smart Control** Thermostat with colour touch screen to control both furnace and ERV from your phone, PC or tablet from virtually anywhere, for optimum home comfort. Location determined by builder.
- **White Decora** style switch plates & receptacles throughout finished areas.
- **Motion activated light switches** in front foyer and laundry room areas. When your hands are full with groceries, cellphones, keys, laundry, newborns etc. there is no need to free up an arm in order to light up your room. The light will also conveniently shut off all by itself within a short time after you exit the area.
- Exterior weather proof electrical receptacles at the front & rear of home, both of which are connected to a ground fault interrupt safety circuit.
- Minimum two electrical outlets in the garage, including ceiling outlet with a rough-in for a future automatic garage door opener.
- Two electrical outlets in the basement, one at the circuit breaker panel if located in basement & the second beside the water heater.
- Two **Cat 6 Ethernet Cable rough-ins**. Locations determined by builder.
- Electronic door chime at front entry.
- Smoke detector in every bedroom and on each floor, including the basement - all are interconnected and include battery backup for your families safety.
- Carbon monoxide detector installed on all bedroom levels as per Ontario Building Code
- Our **quality lighting package** includes ceiling fixtures in the foyer, hallways, kitchen/breakfast room, over kitchen sink, dining room, living room, family room, upper hall & all bedrooms as per plan.
- Finished Bathrooms receive a wall mounted light fixture above the mirror.
- Each bathroom sink will have its own light fixture. So, if your vanity has a double sink in the main bath or ensuite the vanity will come with two lights not just one.
- Two exterior water taps with locations to be determined by the builder.
- High Efficiency AFUE 96% forced air furnace utilizing clean and efficient natural gas.
- Super High Efficiency Power Vented 0.96 EF **tankless natural gas rental hot water heater**.
- **Life Breath (or equivalent) ERVD**, Simplified installation (sized to home)
- Furnace, rental hot water tank, and ERVD location to be determined by heating or plumbing contractor at the time of installation.
- All supply ductwork sealed for maximum energy savings.

ALSO INCLUDED

- Ductwork already sized for future Air Conditioning.
- **2 piece basement bathroom rough-in**.
- **Conduit from Electrical Panel to garage for ease of future electric vehicle charger installation.**

BUILDER GUARANTEE

- Forest Park Homes limited has built hundreds of homes of the highest quality for over 20 years. The company is an excellent rated builder and we offer a complete and comprehensive Customer Service Program which includes:
 - A detailed pre-delivery inspection with one of our experienced and knowledgeable Service Coordinators who will thoroughly explain the various systems built into your new home.
 - A seven year warranty on major structural defects.
 - Two year warranty on major systems, including heating, plumbing, electrical & the building envelope.
 - One year comprehensive warranty.
- All construction will meet or exceed the specifications of the Ontario Building Code.

GENERAL

- Presentation plans & model home may show optional features, which are not included in the base price.
- Material specifications & floor plans are subject to change without notice.
- All house renderings are artists' conceptions and all floor plans are approximate in dimension.
- The Seller reserves the right to reverse the floor plan on the proposed property if necessary.
- The Ontario New Home Warranty Program's enrollment fee is to be paid by the Buyer as an adjustment on closing.
- **The purchaser acknowledges and agrees that the Purchaser is not relying upon any representation or warranty whatsoever arising out of any conversation with the Sales Representatives of the vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale, the Colour Selections and Optional Extras Agreement, and this Quality Appointments Document. The Purchaser further acknowledges that this clause has specifically been drawn to the Purchaser's attention.**
- Two storey plans will require bulkheads to distribute heating and plumbing to the second floor. Location and size determined by the Builder.
- Due to ongoing supply shortages, manufacturing and transportation delays within the building/building supplies sector it is possible that substitutions to some of the items listed in this Specification Sheet may become necessary. All substitutions will be of equal or greater quality than the original specification.
- Electrical Panel location will be determined by the builder and will either be in the basement or the garage.
- Basement and stairwell to basement to remain unfinished.



FOREST PARK HOMES
DISTINCTIVE FAMILY HOMES



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Platinum Series Quality Appointments

QUALITY CONSTRUCTION FEATURES

- 8 foot ceiling heights on main floor and upper floor as per plan.
- Superior architectural designs highlighting both traditional and contemporary styling.
- All lots are fully sodded & graded to municipal requirements.
- Paved driveway.
- Superior levels of insulation meeting or exceeding building code standards.
- Poured concrete foundation walls with weeping tile and a superior drainage membrane to protect against water penetration, a key component in keeping your basement dry.
- All exposed foundation walls will be covered with a brush coat.
- Front porches are poured concrete.
- Pre-finished maintenance free railing and aluminum columns on front porches - where required. (Black Colour)
- Sub-flooring finished with 5/8" tongue & groove OSB subfloor with edges sanded prior to the installation of floor finishes.
- Subfloor nailed and glued to floor joists to prevent squeaks.
- Professionally engineered roof truss system with 7/16" OSB sheathing.
- Architectural shingles complete with a **Lifetime Limited Manufacturers Warranty** engineered to offer our clients better protection and peace of mind. Colour predetermined by Builder.
- Maintenance-free soffits, fascia, eavestrough, downspouts and architectural frieze board for many years of worry free enjoyment as per selected elevation. Colour predetermined by Builder.
- Genuine brick exterior on main floor with beautiful stone accents as per selected elevation. Colour and locations predetermined by Builder.
- Civic House number etched in stone and set into brick above garage doors.
- Premium Quality **Canadian Made Garaga Garage Door, Insulated R-12**, maintenance-free steel sectional standard black garage door (as per builders plan) equipped with heavy duty springs & long life rust resistant door hardware in a beautiful Contemporary inspired design.
- **Liftmaster 81550 1/2 HP AC Belt drive Wi-Fi Garage door opener with integrated Bluetooth technology** allowing you to open your garage door using a control panel, remote or your mobile phone (app, internet and WiFi connection required). Comes with one remote and one Wi-Fi multi function control panel.
- Pre-cast patio slab walkway from driveway to front entry.
- Entire garage drywalled and rough taped for gas proofing. Drywall to remain unpainted/untrimmed etc.
- Garage ceilings common to interior living space **spray foamed** for incredible comfort and energy efficiency.
- Our concrete garage floors come with **Saw Cut Control Joints** to help reduce unsightly cracking.
- All building envelope perforations, including doors and windows will be caulked. Weeping holes in brick/stone not included.
- Garage door into interior of home where grade permits. Interior side comes painted white. Exterior side of door comes with factory finish.
- All Exterior Colour selections are pre-determined by builder and subject to change without notice.

WINDOWS AND DOORS

- Steel clad insulated front entry door with glass sidelite (as per plan) complete with **Black Vancouver Gripset** and deadbolt lock. Interior side of front door to have satin nickel hardware and hinges.
- Satin nickel deadbolt locks on all other exterior doors (except sliding doors) all keyed the same.
- Exterior sliding doors to come with standard white slider door lock. Sliding door to be mechanically closed if greater than 24" above grade.
- Satin nickel levers and hinges on all interior doors.
- All homes come with convenient access to garage from inside the home through a steel clad insulated door with deadbolt lock and safety closure if the grade permits. Interior side painted white. Exterior side to come with factory finish.
- Oversized white vinyl maintenance free (36" x 24") ENERGY EFFICIENT basement window(s). Quantity and locations as per plan. Window wells may be required due to grade.
- Maintenance free **Black** colour vinyl operational/fixed ENERGY EFFICIENT, Low E, argon filled casement windows with horizontal internal grills on front elevation providing beautiful curb appeal while helping to reduce energy bills.
- Main and upper floor side and rear elevations to receive maintenance free Black colour ENERGY STAR qualified, Low E, argon filled sliders and/or casement windows.
- Windows will be fixed or operational as per plan and builder's discretion.
- All operating windows and sliding doors come complete with screens.

EXQUISITE INTERIOR FEATURES

- **Choice of Premium Luxury Vinyl Plank Flooring** throughout entire main floor finished areas, or **12 x24 Ceramic Tile** in foyer, powder room, hallway and kitchen areas with **Engineered Hardwood** in living room area. - From Builder's Predetermined Standard Selection Package.
- **Premium Ceramic Tiles** in main bath, ensuite bath and laundry area - From Builder's Predetermined Standard Selection Package.
- Luxurious 40 oz plush trackless broadloom carpet with 7 lb. heavy duty underpad in upper hallway, bedrooms and stairs to second floor.—From Builder's Predetermined Standard Selection Package.
- All ceilings to be "California Style" - except bathrooms, laundry areas & closets which will be at the Builder's discretion.
- **Stained Oak railings** with square newel and spindles in all finished areas & as per plan - From Builder's Predetermined Standard Selection Package.
- High quality satin nickel finished interior hardware.
- **Elegant Two Panel Smooth "Monroe"** interior swing doors on all closets, bedrooms, walk-in closets, laundry rooms, mudrooms and bathrooms as per plan.
- Large 4-1/2" contemporary "Zen" MDF baseboards & 2-3/4" Zen MDF casing throughout all finished areas.
- All doors, trim & casing shall be finished in high quality white semi gloss paint.
- One ventilated shelf in all wardrobe closets. 3 ventilated shelves in linen closets.
- Interior walls to be finished with **one coat of primer and two coats** of superior quality paint in a flat finish with excellent durability and washability - From Builder's Predetermined Standard Selection Package.
- Interior drywall corners finished with **premium paper bead** which reduces cracking on finished drywall.
- **Metal backing on all interior boxing** for greater air tightness of the building envelope, straighter edges and less drywall cracking in the future. Plans may require boxing in order to properly distribute heating & plumbing to the second floor. Bulkhead design and location is at the sole discretion of the builder.

KITCHENS & BATHS

- Quality custom, cabinetry with post formed laminate countertops with molded backsplash from Builder's Predetermined Standard Selection Package.
- Kitchen cabinetry comes standard with one bank of drawers and full height doors as per plan.
- Plans come standard with a large island complete with a flush breakfast bar (as per plan).
- A **Stainless Steel Rangehood** comes standard in all of our designs.
- Microwave shelf with receptacle. Standard opening is min. 22 1/2" W x 16" H x 17" D
- Double basin stainless steel kitchen sink with **Moen Arbor** single lever chrome faucet.
- Dishwasher space provided with a width of 24" and a height of 35". Includes electrical and plumbing rough-in for future hook up. Hook up is not included. An additional 15 amp breaker may or may not be included for convenience purposes. Please note, it is the clients responsibility to verify that the amperage of any provided breaker is suitable for anything they intend to connect to it.
- Fridge opening with a dedicated electrical outlet. Standard fridge opening of 37" wide by 72" tall unless otherwise indicated by the homeowner in writing at time of colour selection.
- Opening to suit 30" wide range with heavy duty receptacle. Unless otherwise agreed upon in writing at time of colour selection the stove width will be 30" wide.
- Plumbing fixtures (toilet, tub and sink) in bathrooms to be standard white.
- All powder rooms to come with a pedestal sink and standard chrome faucet.
- **Sophisticated custom glass shower doors** in all ensuite bathrooms. As per plan. Comes with acrylic base, beautifully tiled walls and chrome hardware. All custom showers also include a built in corner shower accessory shelf.
- Mirolin one-piece tub/shower stalls in bathrooms
- Stylish chrome **Moen Eva single lever** faucets provided in all bathrooms.
- Pressure balancing valves in all showers for your families safety.
- All toilets are water saving, low flush design.
- Shut-off valves for all toilet water supply lines.
- **Under sink shut-off valves for all sinks.**
- Mirrors in all finished bathrooms. Sizes determined by builder.
- Privacy locks on all bathroom doors.





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LAUNDRY AREA

- Hot and cold taps for washer and drain all contained with-in a recessed wall box.
- Heavy duty wiring as well as an exhaust pipe for the clothes dryer.
- A single basin plastic laundry tub on legs complete with a chrome faucet will be located in the basement.

HIGH QUALITY ELECTRICAL, HEATING & PLUMBING FEATURES

- **200 amp. electrical service** with breaker panel and reliable copper wiring throughout. Electrical panel location determined by builder and electrical contractor.
- Electrical receptacles throughout as per to electrical code requirements.
- **Programmable Smart Control** Thermostat with colour touch screen to control both furnace and ERV from your phone, PC or tablet from virtually anywhere, for optimum home comfort. Location determined by builder.
- **White Decora** style switch plates & receptacles throughout finished areas.
- **Motion activated light switches** in front foyer and laundry room areas. When your hands are full with groceries, cellphones, keys, laundry, newborns etc. there is no need to free up an arm in order to light up your room. The light will also conveniently shut off all by itself within a short time after you exit the area.
- Exterior weather proof electrical receptacles at the front & rear of home, both of which are connected to a ground fault interrupt safety circuit.
- Minimum two electrical outlets in the garage, including ceiling outlet with a rough-in for a future automatic garage door opener.
- Two electrical outlets in the basement, one at the circuit breaker panel if located in basement & the second beside the water heater.
- Two **Cat 6 Ethernet Cable rough-ins**. Locations determined by builder.
- Electronic door chime at front entry.
- Smoke detector in every bedroom and on each floor, including the basement - all are interconnected and include battery backup for your families safety.
- Carbon monoxide detector installed on all bedroom levels as per Ontario Building Code
- Our **quality lighting package** includes ceiling fixtures in the foyer, hallways, kitchen/breakfast room, over kitchen sink, dining room, living room, family room, upper hall & all bedrooms as per plan.
- Finished Bathrooms receive a wall mounted light fixture above the mirror.
- Each bathroom sink will have its own light fixture. So, if your vanity has a double sink in the main bath or ensuite the vanity will come with two lights not just one.
- Two exterior water taps with locations to be determined by the builder.
- High Efficiency AFUE 96% forced air furnace utilizing clean and efficient natural gas.
- Super High Efficiency Power Vented 0.96 EF **tankless natural gas rental hot water heater**.
- **Life Breath (or equivalent) ERVD**, Simplified installation (sized to home)
- Furnace, rental hot water tank, and ERVD location to be determined by heating or plumbing contractor at the time of installation.
- All supply ductwork sealed for maximum energy savings.

ALSO INCLUDED

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 - A seven year warranty on major structural defects.
 - Two year warranty on major systems, including heating, plumbing, electrical & the building envelope.
 - One year comprehensive warranty.
- All construction will meet or exceed the specifications of the Ontario Building Code.

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