



## SCH F STANDARDS 136 Pelham St.

### EXTERIOR:

- Lot graded and sodded – to the City of Waterloo requirements
- Gravel Driveway
- 9” poured concrete foundation, according to design
- 8’9” High foundation wall
- 10’ High Main Floor, 9’ High Second Floor
- Foundation drainage system consisting of damp proofing, perimeter drainage membrane draining to weeping tile in gravel drainage bed.
- 2 x 6 walls with 3/4” insulation board exterior frame
- All structural lumber and trusses constructed using Kiln-dried lumber.
- 7/16” OSB roof sheathing.
- Self-sealing, high grade asphalt shingles with 35-year manufacturer warranty.
- Exterior walls insulated to R-25 with R-60 ceiling insulation. R 20 Basement Insulation
- Stone and Sagiper Decorative Siding as per Plan
- Clay brick on Sides and Rear as per Plan
- Vinyl siding on Second Floor Sides and Rear
- Three exterior hose bibs.
- Garage Doors: fully weather-stripped metal, sectional, insulated, Openers included
- 8’ High - Front entry system
- Security deadbolts on all exterior doors.
- Double thermal pane Color vinyl casement Low E windows with screens. Pour in basement windows are sliders, white
- Composite Covered Rear Porches as per design
- 3/4” tongue and groove sub floors, glued and screwed

### INTERIOR:

- Flat painted ceilings in all rooms.
- Shaker Solid Style doors 8’High, except Basement
- 7 1/4” Baseboards on main floor, 3,5” Casing
- Customized wire shelves in all closets
- Antique Nickel, Satin Nickel or Black interior Hardware
- Hardwood Railings with Metal spindles
- Hardwood Stairs (Excluding separate entrance stairs)
- Ceramic Tiles \$ 4.- per sq.ft. allowance
- Engineered Hardwood (Living, Dining, Office, Hallway) \$ 5 per sq.ft. allowance
- Luxury Vinyl Floor LVF whole house (Excluding Basement) \$ 4.50 per sq.ft. allowance
- Installation of Tiles and Floors is Included
- Backsplash \$ 7.50 per sq.ft. allowance
- Three coats of quality paint for walls, White trim, and baseboard

### KITCHEN & BATH:

- Kitchen double sink, with single lever pull out faucet
- Kitchen & bathrooms cabinetry chosen from Builder’s samples, with Quartz or Granite counter tops, \$40,000 allowance.
- White plumbing fixtures with low consumption toilets.
- Washrooms shall have sized mirrors over sinks.
- Shower or Tubs with custom tile surround
- Custom glass shower in Ensuite
- Washer less taps and faucets in all baths.
- Pressure balance valves in all tubs/showers as per OBC

### MECHANICAL & ELECTRICAL:

- High efficiency forced air gas furnace heating system.
- PV 50 gas fired hot water tank (to be rented by Purchaser).
- Floor drain in basement complete with future drain for water softener.
- 200 AMP service with circuit breakers.
- Copper wiring throughout as per Code.
- Smoke detectors on each floor as well as basement, and all Bedrooms, CO detector provided on bedroom levels.
- 50 Pot lights Included
- All other lights outlets are supplied with Builders standard fixtures, or can they be supplied by Customer
- Stair, Dining, Family, Living, Kitchen Room Chandeliers are supplied by Customers, Installation is included (Complex Installation and Assembly is Extra)
- Decora Receptacles and Switches
- Rough-in only /no covers/ for Ethernet outlets in all rooms
- Three weatherproof exterior electrical outlets.
- Connections for Washer and Dryer
- Water Line to Fridge
- Rough in for central vacuum
- Central Air Conditioner/ HRV
- Two Gas or Electric Fireplaces - Painted or Tiled Mantle

### GENERAL:

- Ceilings and walls may be modified to accommodate mechanical and electrical systems.
- Room dimensions may have minor changes.
- All homes are covered by the TARION New Home Warranty Plan:
- Paul Stencek Homes reserve the right, to make substitutions to products and suppliers of equal or better value if necessary.