

## *Exterior Service Items*

Some items with your new home are considered seasonal items. These items are mainly on the exterior of your home and have special warranty time lines because our ability to perform the work is dictated by weather. The normal “season” as per Tarion guidelines is May 1 to Nov 15 each year. You must keep in mind that even though the “seasonal” time lines start May 1<sup>st</sup> it does not mean that we can always start work on exactly that date. Sometimes we can get started early and sometimes it is later before weather permits. We are permitted 270 seasonal days to get exterior work done. Every effort is made to have these items completed long before then.

**Exterior painting** requires a minimum of three consecutive 70 degree days, with warm nights and minimal rain in order for the paint to adhere to surfaces properly.

**Grading** requires all of the frost to be gone from the ground and the ground to be dry enough to support the heavy equipment required to perform the work. Just because you can walk on your yard does not mean we can get equipment on it.

**Sod** requires all of the above plus the sod farms need to be cutting and shipping sod. Our supplier gets sod shipments regularly once the season starts (historically this does not begin before the end of May) and they work for many different companies and we all go on a waiting list. We usually get a day or two notice before sod arrives and will pass the information along to you as soon as we have it.

**Paving** requires the drive to be firm and packed, and for the sidewalk to be installed. We at Churchill Homes do not provide the sidewalks and have no control over when they go in. We do keep the developers apprised of what areas we are waiting for sidewalks in.

One final item is that we have many homes to attend to in the Spring once the seasonable weather arrives and cannot do every home first. We try to do the work in the order that homes closed during the off season, but if our trades are in an area doing one house and have the ability they will do as many homes in that area as possible.

We understand that waiting for grading and sod is very difficult and everyone wants to get a deck built or otherwise enjoy their yard, please be patient we will get this work done as quickly as we can. We hope this information helps you understand why these items take time and alleviate any anxiety you may be feeling.

Thank you  
Churchill Homes Ltd.